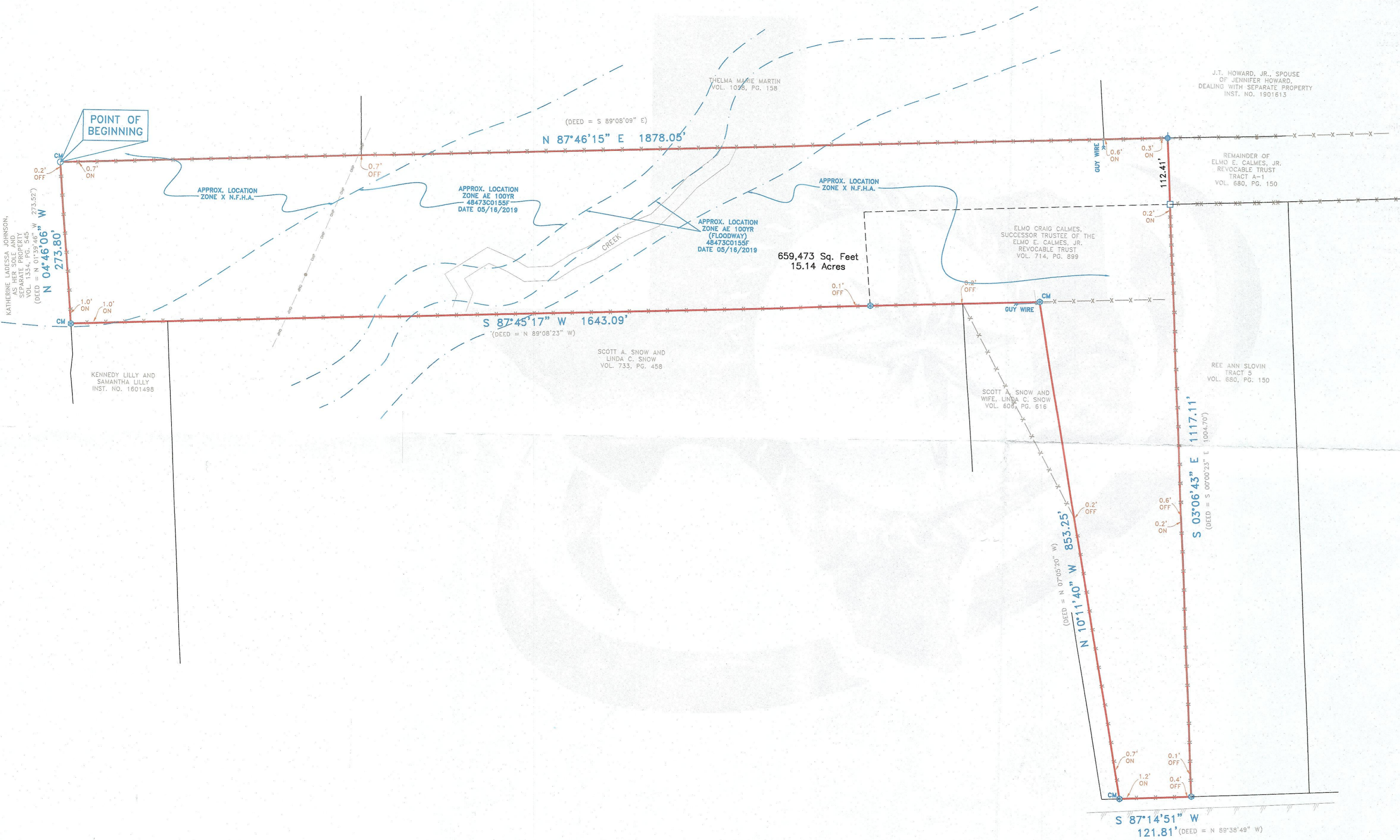
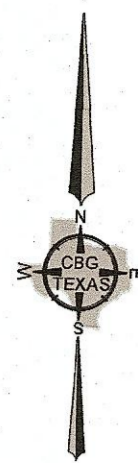


0 100 200 300



34502 Flukinger Road

Being a tract of land situated in the Solomon Smith Survey, Abstract No. 253, Waller County, Texas, same being a portion of a 20.835 acre tract of land conveyed to Elmo E. Calmes, Jr., Revocable Trust, by deed recorded in Volume 680, Page 150, Deed Records of Waller County, Texas (Tract A-1), and being that tract of land conveyed to Elmo E. Calmes, Jr. Revocable Trust, by deed recorded in Volume 714, Page 899, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being an inside "ell" corner of that tract of land conveyed to Katherine Ladessa Johnson, as her sole and separate property, by deed recorded in Volume 1334, Page 545, Deed Records of Waller County, Texas;

THENCE North 87 degrees 46 minutes 15 seconds East, along a South line of said Johnson tract, a distance of 1878.05 feet to a point for corner, said corner lying along the South line of that tract of land conveyed to J.T. Howard, Jr., spouse of Jennifer Howard, dealing with separate property, by deed recorded in Instrument No. 1901613, Official Public Records of Waller County, Texas, and being the Northwest corner of the remainder of said Calmes tract (A-1/680-150);

THENCE South 03 degrees 06 minutes 43 seconds East, passing at a distance of 112.41 feet to a fence post found at the Northwest corner of that tract of land conveyed to Reem Ann Slovin (Tract 5), by deed recorded in Volume 680, Page 150, Deed Records of Waller County, Texas, and continuing a total distance of 1117.11 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Slovin tract (Tract 5/680-150), and lying along the North line of Flukinger Road (public right-of-way);

THENCE South 87 degrees 14 minutes 51 seconds West, along said North line of Flukinger Road, a distance of 121.81 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Scott A. Snow and wife, Lina C. Snow, by deed recorded in Volume 606, Page 616, Deed Records of Waller County, Texas;

THENCE North 10 degrees 11 minutes 40 seconds West, along the East line of said Snow tract, a distance of 853.25 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said Snow tract;

THENCE South 87 degrees 45 minutes 17 seconds West, along the North line of said Snow tract, a distance of 1643.09 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Kennedy Lilly and Samantha Lilly, by deed recorded in Instrument No. 1601498, Official Public Records of Waller County, Texas, and lying along the East line of aforementioned Johnson tract;

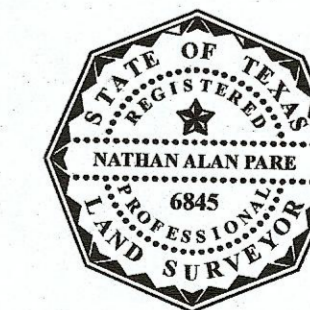
THENCE North 04 degrees 46 minutes 06 seconds West, along said East line of said Johnson tract, a distance of 273.80 feet to the POINT OF BEGINNING and containing 659,473 square feet or 15.14 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 27th day of December, 2023

Nathan Alan Parks
Registered Professional Land Surveyor



NOTE:
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENTS CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE: According to the F.I.R.M. in Map No. 48473C0155F, this property does lie in Zone AE and DOES lie within the 100 year flood zone. Except as shown.

ACCEPTED BY: _____ DATE: _____

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST / SET
⊗	"x" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	POWER POLE
▲	POOL EQUIPMENT
■	COLUMN
◆	AIR CONDITIONING
◆	FIRE HYDRANT
○	COVERED PORCH/DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	GRAVEL/ROCK ROAD OR DRIVE
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL
○	BARBED WIRE
○	IRON FENCE
○	PIPE FENCE
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	DOUBLE SEED WOOD FENCE

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F 214.349.2216
Firm No. 10194280
www.cbgtxl.com

SCALE: 1" = 100'
DATE: 12/27/2023
JOB NO.: 2318892
G.F. NO.:
DRAWN: MARIA

15.14 ACRES
SOLOMON SMITH SURVEY, ABSTRACT NO. 253
WALLER COUNTY, TEXAS
34502 FLUKINGER ROAD