

ADDRESS: 0 STERN ROAD, CHAPPEL HILL, TX 77426

LEGEND

IRON ROD
UTILITY EASEMENT
BUILDING LINE
AERIAL EASEMENT
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
GARAGE BUILDING LINE
WATER LINE EASEMENT
UNABLE TO SET

IR
U.E.
B.L.
A.E.
CONCRETE
WOOD
G.B.L.
W.L.E.
U.T.S.
CONTROL MONUMENT



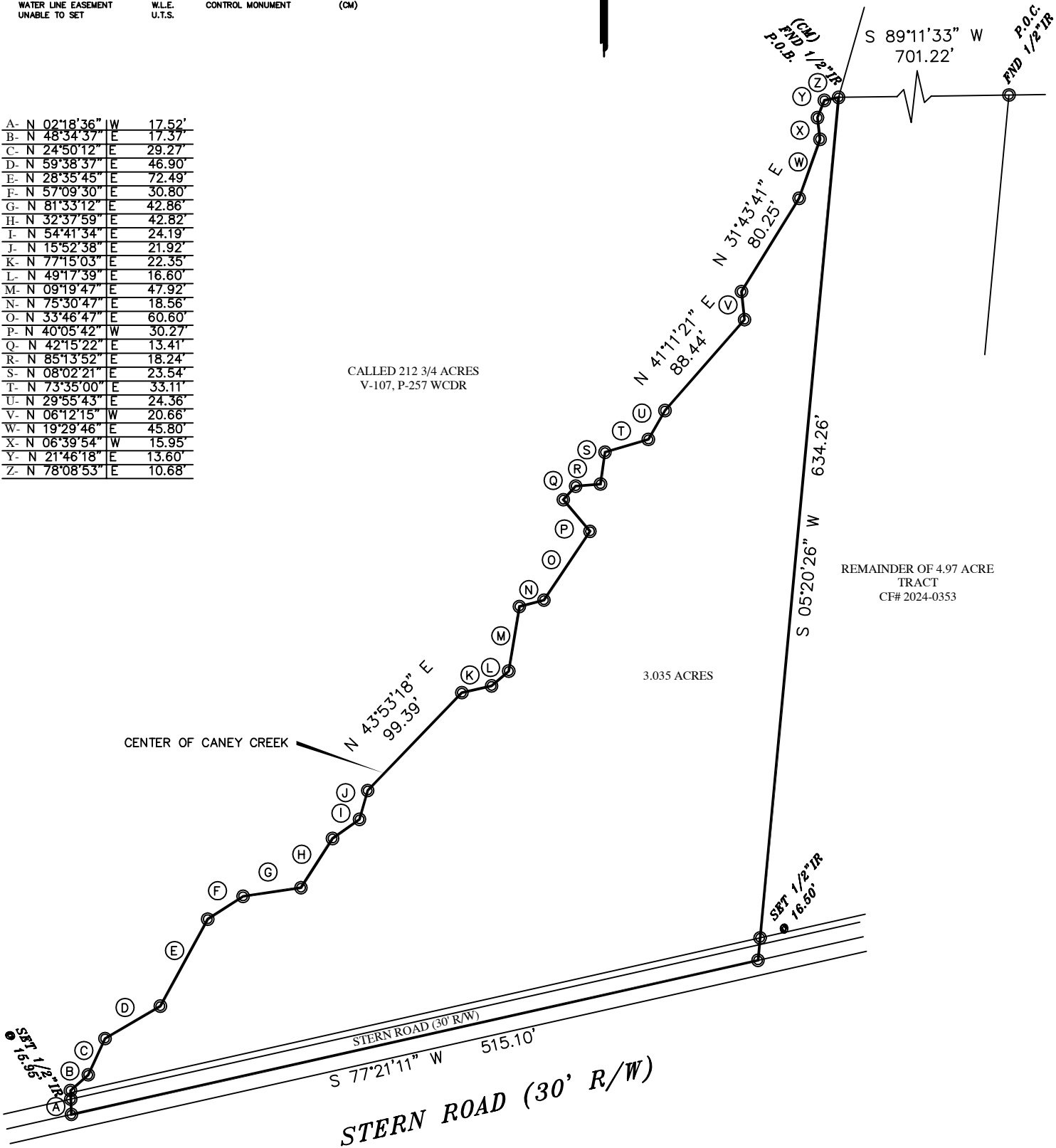
A-	N 02°18'36"	W 17.52'
B-	N 48°34'37"	E 17.37'
C-	N 24°50'12"	E 29.27'
D-	N 59°38'37"	E 46.90'
E-	N 28°35'45"	E 72.49'
F-	N 57°09'30"	E 30.80'
G-	N 81°33'12"	E 42.86'
H-	N 32°37'59"	E 42.82'
I-	N 54°41'34"	E 24.19'
J-	N 15°52'38"	E 21.92'
K-	N 77°15'03"	E 22.35'
L-	N 49°17'39"	E 16.60'
M-	N 09°19'47"	E 47.92'
N-	N 75°30'47"	E 18.56'
O-	N 33°46'47"	E 60.60'
P-	N 40°05'42"	W 30.27'
Q-	N 42°15'22"	E 13.41'
R-	N 85°13'52"	E 18.24'
S-	N 08°02'21"	E 23.54'
T-	N 73°35'00"	E 33.11'
U-	N 29°55'43"	E 24.36'
V-	N 06°12'15"	W 20.66'
W-	N 19°29'46"	E 45.80'
X-	N 06°39'54"	W 15.95'
Y-	N 21°46'18"	E 13.60'
Z-	N 78°08'53"	E 10.68'

CALLED 212 3/4 ACRES
V-107, P-257 WCDR

3.035 ACRES

REMAINDER OF 4.97 ACRE TRACT
CF# 2024-0353

CENTER OF CANEY CREEK



LEGAL DESCRIPTION

3.035 ACRES OUT OF A 4.97 ACRES LAND, LOCATED IN THE SILAS CLARK SURVEY, ABSTRACT NO. 28, BEING A PORTION OF THAT CALLED 12.00 ACRES OF LAND, DESCRIBED TO GRABA EQUITY CORP., IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 1876, PAGE 903, OFFICIAL RECORDS WASHINGTON COUNTY, TEXAS, SAID 4.97 ACRES OF LAND BEING THAT SAME TRACT OF LAND RECORDED UNDER CLERK FILE NO. 2024-0353 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 3.035 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

BUYER ALEJANDRO DELA TORRE
JOB# 2405048
GF# N/A
DATE 5/24/2024

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204, UNLESS OTHERWISE NOTED.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS. THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.
-OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREA, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD ELEVATION EXPRESS LAND SURVEY BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.



George Joseph Maliakkal

ELEVATION EXPRESS LAND SURVEYS
FIRM NO. 10191800
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for WASHINGTON COUNTY, Dated 5/16/2019, Map No. 48477C0475D, the property described lies within "ZONE X & AE" of the 100 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:
0 STERN ROAD, CHAPPELL HILL, TX, 77426

FIELD NOTES
JOB# 2405048
(3.035 ACRES)
Exhibit "A"

METES & BOUNDS:

3.035 ACRES OUT OF A 4.97 ACRES LAND, LOCATED IN THE SILAS CLARK SURVEY, ABSTRACT NO. 28, BEING A PORTION OF THAT CALLED 12.00 ACRES OF LAND, DESCRIBED TO GRABA EQUITY CORP., IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 1876, PAGE 903, OFFICIAL RECORDS WASHINGTON COUNTY, TEXAS, SAID 4.97 ACRES OF LAND BEING THAT SAME TRACT OF LAND RECORDED UNDER CLERK FILE NO. 2024-0353 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 3.035 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of called said 12.00 acre tract, same being an interior angle of the remainder of that called 49.32 acres of land described to Brenda Kay McFarland in that certain Gift Warranty Deed as recorded in Volume 1199, Page 425, Official Records Washington County, Texas;

THENCE along the common dividing line of said 12.00 acre tract of land and the remainder of said McFarland 49.32 acres of land, a distance of 701.22 feet to a 1/2 inch capped iron rod found at the POINT OF BEGINNING;

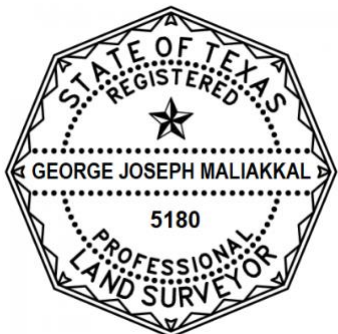
THENCE South 05°20'26" West, severing said 4.97 acre tract, at a distance of 588.13 feet passing a 1/2 inch iron rod found for reference, and continuing a total distance of 634.26 feet to a point on or adjacent to the common dividing line of said Clark survey and the Frederick Grimes Survey, Abstract 51, Washington County, Texas, same being a point on the northwest line of the tracts of land described in Volume 1676, Page 917, Official Records Washington County, Texas, to Ronald B. Woodley, Trustee of the Ronald B. Woodley Gifting Trust U/T/A in that certain Distribution Warranty Deed;

THENCE South 77°21'11" West, along the common dividing line of said Clark survey and said Grimes survey, a distance of 515.10 feet to a point within the bounds of Stern Road;

THENCE North 02°18'36" West, at a distance of 15.95 feet passing a set 1/2 inch iron rod set for reference, continuing a total distance of 17.52 feet across Stern Road to a point in the centerline of Caney Creek;

THENCE along the centerline meanders of Caney Creek the following twenty-eight (28) courses:

- 1) North 48°34'37" East, a distance of 17.37 feet to a point;
- 2) North 24°50'12" East, a distance of 29.27 feet to a point;
- 3) North 59°38'37" East, a distance of 46.90 feet to a point;
- 4) North 28°35'45" East, a distance of 72.49 feet to a point;
- 5) North 57°09'30" East, a distance of 30.80 feet to a point;
- 6) North 81°33'12" East, a distance of 42.86 feet to a point;
- 7) North 32°37'59" East, a distance of 42.82 feet to a point;
- 8) North 54°41'34" East, a distance of 24.19 feet to a point;
- 9) North 15°52'38" East, a distance of 21.92 feet to a point;
- 10) North 43°53'18" East, a distance of 99.39 feet to a point;
- 11) North 77°15'03" East, a distance of 22.35 feet to a point;
- 12) North 49°17'39" East, a distance of 16.60 feet to a point;
- 13) North 09°19'47" East, a distance of 47.92 feet to a point;
- 14) North 75°30'47" East, a distance of 18.56 feet to a point;
- 15) North 33°46'47" East, a distance of 60.60 feet to a point;
- 16) North 40°05'42" West, a distance of 30.27 feet to a point;
- 17) North 42°15'22" East, a distance of 13.41 feet to a point;
- 18) North 85°13'52" East, a distance of 18.24 feet to a point;
- 19) North 08°02'21" East, a distance of 23.54 feet to a point;
- 20) North 73°35'00" East, a distance of 33.11 feet to a point;
- 21) North 29°55'43" East, a distance of 24.36 feet to a point;
- 22) North 41°11'21" East, a distance of 88.44 feet to a point;
- 23) North 06°12'15" West, a distance of 20.66 feet to a point;
- 24) North 31°43'41" East, a distance of 80.25 feet to a point;
- 25) North 19°29'46" East, a distance of 45.80 feet to a point;
- 26) North 06°39'54" West, a distance of 15.95 feet to a point;
- 27) North 21°46'18" East, a distance of 13.60 feet to a point;
- 28) North 78°08'53" East, a distance of 10.68 feet to the place of beginning and containing 3.035 acres of land, more or less.



George maliakkal

DATE:5-24-2024
George Joseph Maliakkal
Elevation Express Land Surveys
Firm #10191800

