



LINE	BEARING	DISTANCE
L1	S 08°30'00" E	87.00'
L2	N 19°27'27" E	26.63'
L3	N 42°54'07" W	22.43'

22145 FM 359

Being a tract of land situated in the Charles Donoho Survey, Abstract No. 24, Waller County, Texas, same being a tract of land conveyed to Martha Prado; and Conrado Garcia, by deed recorded in Clerk's File No. 1810223, Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northerly Southeast corner of a tract of land conveyed to Martha Prado; and Conrado Garcia, by deed recorded in Clerk's File No. 1805091, Official Public Records of Waller County, Texas, and being in the West line of FM 359 (a 100 feet right-of-way);

THENCE South 08 degrees 30 minutes 00 seconds East, along the West line of said FM 359, a distance of 87.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a remainder of a tract of land conveyed to Ben Lauderdale, by deed recorded in Clerk's File No. 1500644, Official Public Records of Waller County, Texas;

THENCE North 73 degrees 12 minutes 41 seconds West, along the North line of said Lauderdale tract (1500644), a distance of 576.38 feet to a point for corner, said corner being the Northwest corner of said Lauderdale tract (1500644), from which a post found for witness bears South 22 degrees 13 minutes 50 seconds, a distance of 0.97 feet;

THENCE South 20 degrees 13 minutes 10 seconds East, along the West line of said Lauderdale tract (1500644), a distance of 629.57 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a remainder of a tract of land conveyed to Waller 359 Boat & RV, LLC., by deed recorded in Clerk's File No. 1802286, Official Public Records of Waller County, Texas;

THENCE North 20 degrees 47 minutes 01 second West, along the North line of said Waller 359 Boat & RV, LLC tract, a distance of 278.67 feet to a 1/2 inch iron rod set with a yellow cap stamped 'CBG Surveying' for corner;

THENCE North 19 degrees 27 minutes 27 seconds East, along the East line of said Waller 359 Boat & RV, LLC tract, a distance of 26.63 feet to an 'X' cut set for corner;

THENCE North 42 degrees 54 minutes 07 seconds West, along the North line of said Waller 359 Boat & RV, LLC tract, a distance of 22.43 feet to a 1/2 inch iron rod set with a yellow cap stamped 'CBG Surveying' for corner, said corner being in the East line of said Prado/Garcia tract;

THENCE North 19 degrees 27 minutes 27 seconds East, along the East line of said Prado/Garcia tract, a distance of 459.00 feet to a point for corner, said corner being the inside "ell" corner of said Prado/Garcia tract;

THENCE South 72 degrees 24 minutes 50 seconds East, along the Inside South line of said Prado/Garcia tract, a distance of 743.76 feet to the POINT OF BEGINNING and containing 167,560 square feet or 3.85 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Neil Uy and Karen Uy, Blink Lending and University Title Company, in connection with the transaction described in G.F. 2200694HE that, (a) this survey and the property description set forth herein 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 as so 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 31th day of November, 2022

Neil Uy

Registered Professional Land Surveyor



ACCEPTED BY: *[Signature]* *[Signature]* *[Signature]* *[Signature]*

11.10.22

NOTE: According to the F.R.M. in Map No. 48473C0135F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 73, PG. 579, VOL. 174, PG. 12, VOL. 174, PG. 458, VOL. 116, PG. 93, VOL. 311, PG. 932

NOTES:
BEARINGS ARE BASED ON G.T. # 1810223. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ CONTROLLING MONUMENT	PC - POOL EQUIPMENT
○ 1/2" IRON ROD FOUND	FC - FENCE EQUIPMENT
○ 1/2" IRON ROD SET	AC - AIR CONDITIONING
○ 1" IRON PIPE FOUND	AE - AIR EXHAUST
○ FENCE POST CORNER	AE - AIR EXHAUST
○ "X" FOUND / SET	○ POWER POLE/ELECTRIC SERVICE
○ 3/4" ROD FOUND	○ OVERHEAD ELECTRIC SERVICE
○ OVERHEAD ELECTRIC	○ OVERHEAD POWER LINE
○ OVERHEAD ELECTRIC	○ OVERHEAD POWER LINE
○ POWER POLE	○ POWER POLE
○ GRAY/POOR ROAD OR DRIVE	○ DRIVE/POOR ROAD OR DRIVE
○ ASPHALT PAVING	○ ASPHALT PAVING
○ CHAIN LINK FENCE	○ CHAIN LINK FENCE
○ WOOD FENCE	○ WOOD FENCE
○ 1/2" IRON PIPE FOUND	○ 1/2" IRON PIPE FOUND
○ IRON FENCE	○ IRON FENCE
○ FENCE	○ FENCE
○ OVERHEAD ELECTRIC SERVICE	○ OVERHEAD ELECTRIC SERVICE
○ OVERHEAD ELECTRIC SERVICE	○ OVERHEAD ELECTRIC SERVICE
○ OVERHEAD POWER LINE	○ OVERHEAD POWER LINE
○ OVERHEAD POWER LINE	○ OVERHEAD POWER LINE
○ POWER POLE	○ POWER POLE
○ DRIVE/POOR ROAD OR DRIVE	○ DRIVE/POOR ROAD OR DRIVE
○ DRIVE/POOR ROAD OR DRIVE	○ DRIVE/POOR ROAD OR DRIVE
○ WOOD FENCE	○ WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	11/03/2022	221932	220684HE	JCM

METES AND BOUNDS

CHARLES DONOHO SURVEY, ABSTRACT NO. 24

WALLER COUNTY, TEXAS

22145 FM 359