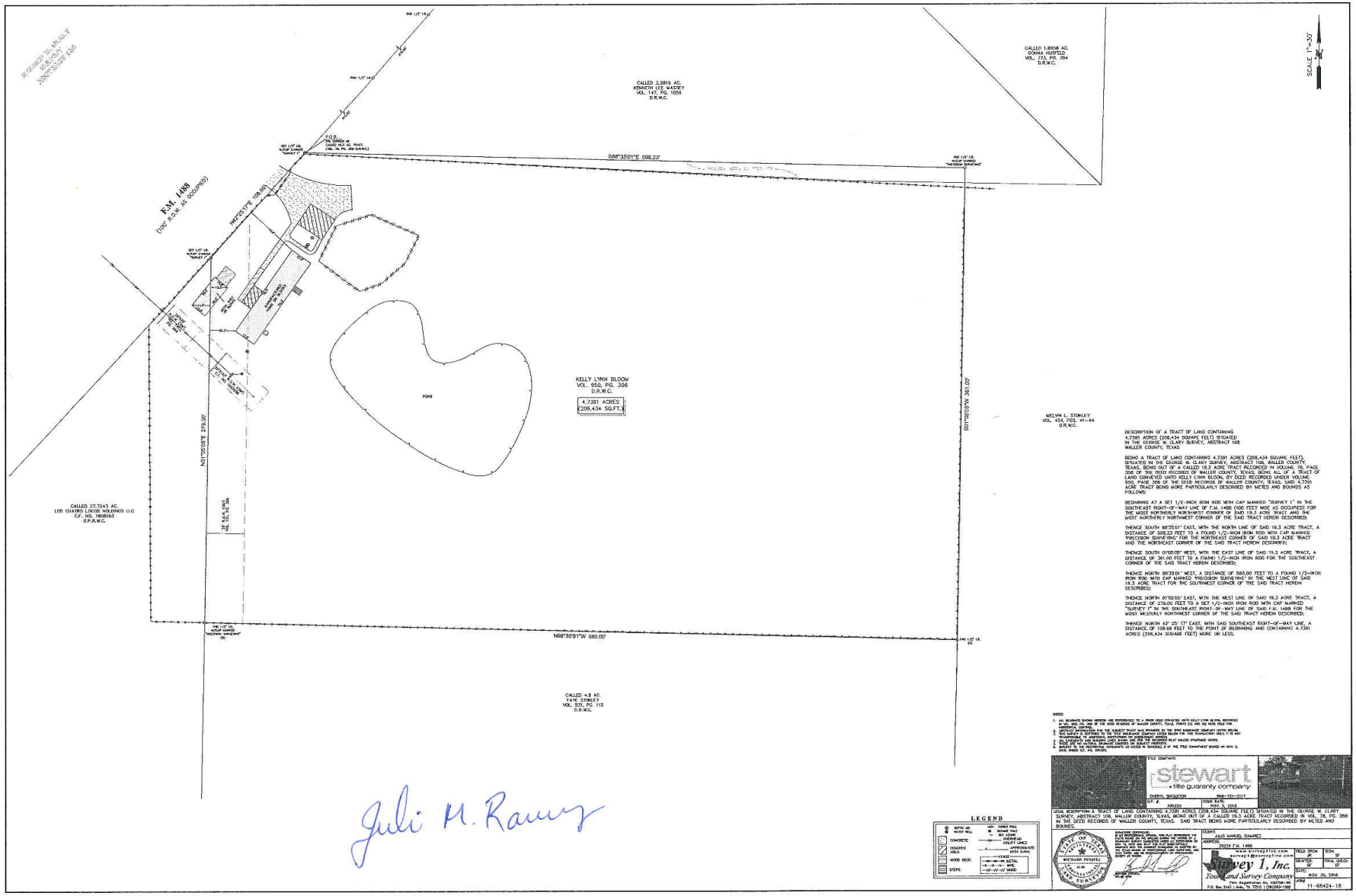

DESCRIPTION OF A TRACT OF LAND CONTAINING 4.7391 ACRES (206,434 SQUARE FEET) SITUATED IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108 WALLER COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 4.7391 ACRES (206,434 SQUARE FEET), SITUATED IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS, BEING OUT OF A CALLED 19.3 ACRE TRACT RECORDED IN VOLUME 78, PAGE 358 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO KELLY LYNN BLOOM, BY DEED RECORDED UNDER VOLUME 950, PAGE 306 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SAID 4.7391 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1488 (100 FEET WIDE AS OCCUPIED) FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 19.3 ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°35'01" EAST, WITH THE NORTH LINE OF SAID 19.3 ACRE TRACT, A DISTANCE OF 508.23 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "PRECISION SURVEYING" FOR THE NORTHEAST CORNER OF SAID 19.3 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°00'05" WEST, WITH THE EAST LINE OF SAID 19.3 ACRE TRACT, A DISTANCE OF 361.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°35'01" WEST, A DISTANCE OF 580.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "PRECISION SURVEYING" IN THE WEST LINE OF SAID 19.3 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°00'05" EAST, WITH THE WEST LINE OF SAID 19.3 ACRE TRACT, A DISTANCE OF 279.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 1488 FOR THE MOST WESTERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 42° 25' 17" EAST, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.7391 ACRES (206,434 SQUARE FEET) MORE OR LESS.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED EXECUTED UNTO KELLY LYNN BLOOM, RECORDED IN VOL. 950, PG. 306 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, PRINTS (S) AND DO NOT TAKE THE AMERICAN CONTROL.
2. THIS SURVEY IS PREPARED FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED HEREON.
3. THIS SURVEY IS REFERRED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THE PURPOSE(S) ONLY, IT IS NOT VALIDATEABLE BY ADDITIONAL INDIVIDUALS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS PREPARED FOR THE SUBJECT TRACT AS SHOWN ON THE PLAT UNLESS OTHERWISE NOTED.
5. THIS SITE HAS NO ACTIVE DRAINAGE ISSUES OR SUBJECT PROPERTY.
6. THIS SITE HAS NO RESTRICTIVE COVENANTS AS STATED IN SCHEDULE B OF THE TITLE COMMITMENT BASED ON NAT. G. DATE TITLE CO. NO. 1808183.

TITLE COMPANY

stewart title guaranty company

CHERYL SINGLETON 866-731-3117

G.F. # 195220 ISSUE DATE NOV. 5, 2018

LEGAL DESCRIPTION A TRACT OF LAND CONTAINING 4.7391 ACRES (206,434 SQUARE FEET) SITUATED IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS, BEING OUT OF A CALLED 19.3 ACRE TRACT RECORDED IN VOL. 78, P.G. 358 IN THE DEED RECORDS OF WALLER COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

LEGEND

	SEPTIC AB.		FENCE POST
	WATER WELL		BUTANE TANK
			GUY ANCHOR
	CONCRETE		PAVED AREA
			UNPAVED AREA
	GRAVEL AREA		APPROXIMATE MOBI DWING
	WOOD DECK		LOCAL
			MISC.
	STEPS		

REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD PENSKE

NO. 6138

STATE OF TEXAS

SURVEYOR'S CERTIFICATION: I, RICHARD PENSKE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON THE DATE SHOWN AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY. THERE ARE NO ENCROACHMENTS BY THE TITLE OWNER OF PROPERTY ONTO ADJOINING PROPERTY OR STREETS OR EASEMENTS EXCEPT AS SHOWN ON THE PLAT.

SURVEYOR'S SIGNATURE

PRELIMINARY

PROJECT

JULIO MANUEL RAMIREZ

ADDRESS

29234 F.M. 1488

www.surveyone.com

survey1@surveyone.com

Survey 1, Inc.

Your Land Survey Company

Firm Registration No. 100758-00

P.O. Box 2340 | Alvin, TX 77511 | (281)393-1362

FIELD CREW	TECH.
JP	
DRAFTED	FINAL CHECK
JP	LT
DATE	
NOV. 26, 2018	
JOB #	
11-68424-18	

Juli M. Ramirez