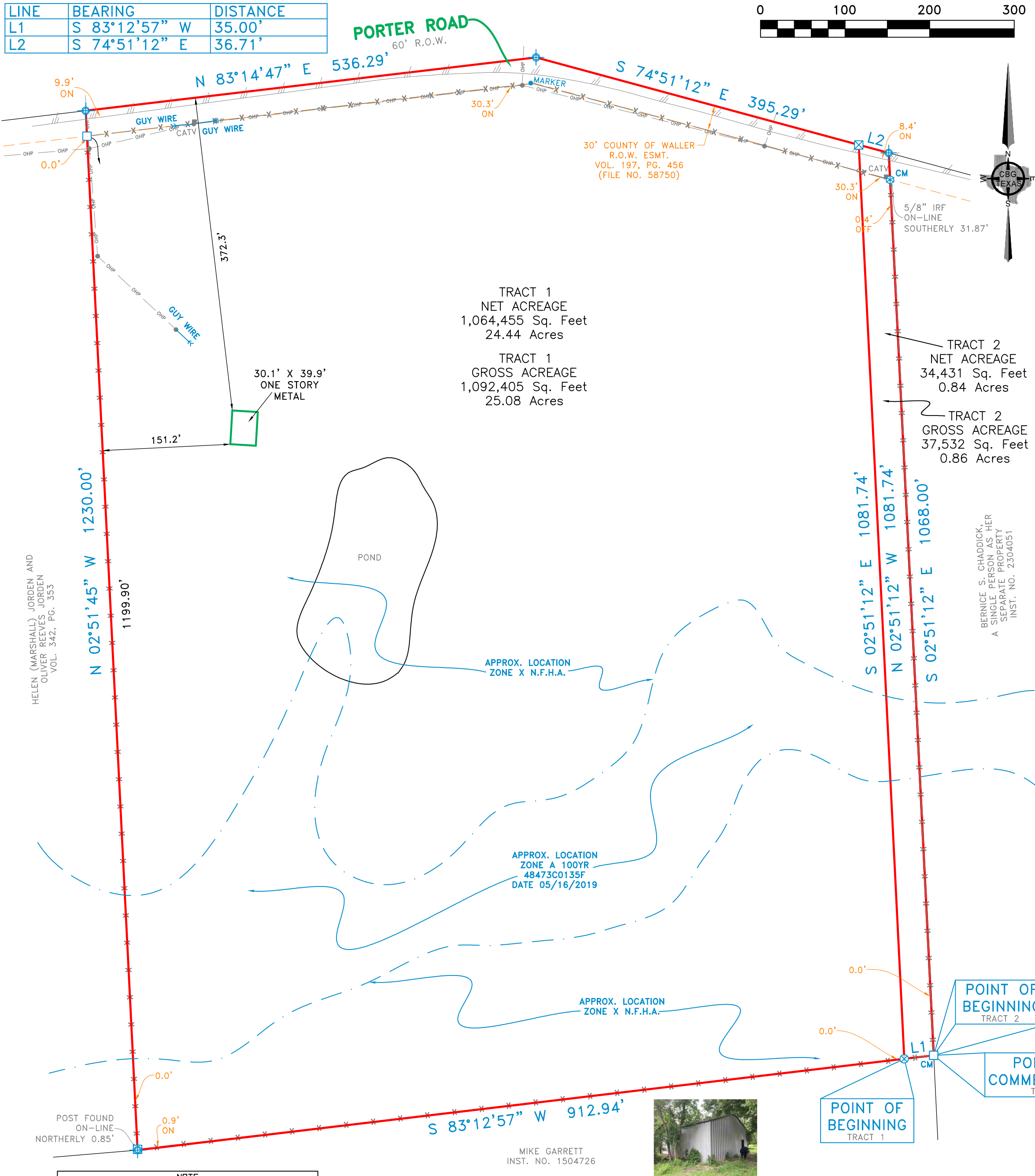


LINE	BEARING	DISTANCE
L1	S 83°12'57" W	35.00'
L2	S 74°51'12" E	36.71'



Porter Road

TRACT 1:

Being a tract of land situated in the Charles Donoho Survey, Abstract No. 24, Waller County, Texas, same being a portion of that tract of land conveyed to Waller-Harris Emergency Services District No. 200, by deed recorded in Instrument No. 2307689, Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a post for corner, said corner lying along the West line of that tract of land conveyed to Bernice S. Chaddick, a single person, as her separate property, by deed recorded in Instrument No. 2304051, Official Public Records of Waller County, Texas, and being the Northeast corner of that tract of land conveyed to Maria Belem, by deed recorded in Instrument No. 1504726, Official Public Records of Waller County, Texas;

THENCE South 83 degrees 12 minutes 57 seconds West, along the North line of said Garrett tract, a distance of 35.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the POINT OF BEGINNING of that tract herein described;

THENCE South 83 degrees 12 minutes 57 seconds West, continuing along the North line of said Garrett tract, a distance of 912.94 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Helen (Marshall) Jordan and Oliver Reeves Jordan, by deed recorded in Volume 342, Page 353, Deed Records of Waller County, Texas, from which a post found on-line bears in a Northerly direction, at a distance of 0.85 feet for reference;

THENCE North 02 degrees 51 minutes 45 seconds West, along the East line of said Jordan tract, passing at a distance of 1199.90 feet to a fence post found on-line for reference, and continuing a total distance of 1230.00 feet to a point for corner, said corner being the Northeast corner of said Jordan tract, and lying along the centerline of Porter Road (60 foot right-of-way);

THENCE North 83 degrees 14 minutes 47 seconds East, along the centerline of said Porter Road, a distance of 536.29 feet to a point for corner;

THENCE South 74 degrees 51 minutes 12 seconds East, along said centerline of Porter Road, a distance of 395.29 feet to a mag nail set for corner, said corner being the Northwest corner of the remainder of Waller-Harris Emergency Services District No. 200;

THENCE South 02 degrees 51 minutes 12 seconds East, departing Porter Road, a distance of 1081.74 feet to the POINT OF BEGINNING and containing 1,092,405 square feet or 25.08 acres of land; and (Being 27,950 square feet or 0.64 acres of land lying within Porter Road).

TRACT 2:

Being a tract of land situated in the Charles Donoho Survey, Abstract No. 24, Waller County, Texas, same being a portion of that tract of land conveyed to Waller-Harris Emergency Services District No. 200, by deed recorded in Instrument No. 2307689, Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a post for corner, said corner lying along the West line of that tract of land conveyed to Bernice S. Chaddick, a single person, as her separate property, by deed recorded in Instrument No. 2304051, Official Public Records of Waller County, Texas, and being the Northeast corner of that tract of land conveyed to Maria Belem, by deed recorded in Instrument No. 1504726, Official Public Records of Waller County, Texas;

THENCE South 83 degrees 12 minutes 57 seconds West, along the North line of said Garrett tract, a distance of 35.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of the remainder of Waller-Harris Emergency Services District No. 200;

THENCE North 02 degrees 51 minutes 12 seconds West, departing said North line of Garrett tract, a distance of 1081.74 feet to a mag nail set for corner, said corner being the Northeast corner of said remainder tract, and lying along the centerline of Porter Road (60 foot right-of-way);

THENCE South 74 degrees 51 minutes 12 seconds East, along said centerline of Porter Road, a distance of 36.71 feet to a point for corner, said corner being the Northwest corner of aforementioned Chaddick tract;

THENCE South 02 degrees 51 minutes 12 seconds East, along the West line of said Chaddick tract, passing at a distance of 31.87 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 1068.00 feet to the POINT OF BEGINNING and containing 37,532 square feet or 0.86 acres of land; and (Being 1,101 square feet or 0.02 acres of land lying within Porter Road).

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Silas Ray Garrett Sr., Timothy J. Phelan, and Waller County Land, in connection with the transaction described in G.F. No. V2535393HE 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 as 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 4th day of November, 2025

Nathan Alan Pare

Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATING 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 RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 197, PAGE 456--(FILE NO. 58750)

NOTE: According to the F.I.R.M. in Map No. 48473C0135F, this property does lie in Zone A and DOES lie within the 100 year flood zone. Except as shown.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING
⊗ FENCE POST CORNER	⊗ FIRE HYDRANT
⊗ "X" FOUND / SET	— OES — OES
⊗ 5/8" ROD FOUND	— OHP — OHP
▲ UNDERGROUND ELECTRIC	— OHP — OHP
● OVERHEAD ELECTRIC	— OHP — OHP
⊗ POWER POLE	◆ POINT FOR CORNER
⊗ GRAVEL/ROCK ROAD OR DRIVE	⊗ CONCRETE PAVING

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Firm No. 10194280
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	11/04/2025	519	SEE CERT.	MARIA

TRACTS 1 & 2

CHARLES DONOHO SURVEY, ABSTRACT 24

WALLER COUNTY, TEXAS

PORTER ROAD