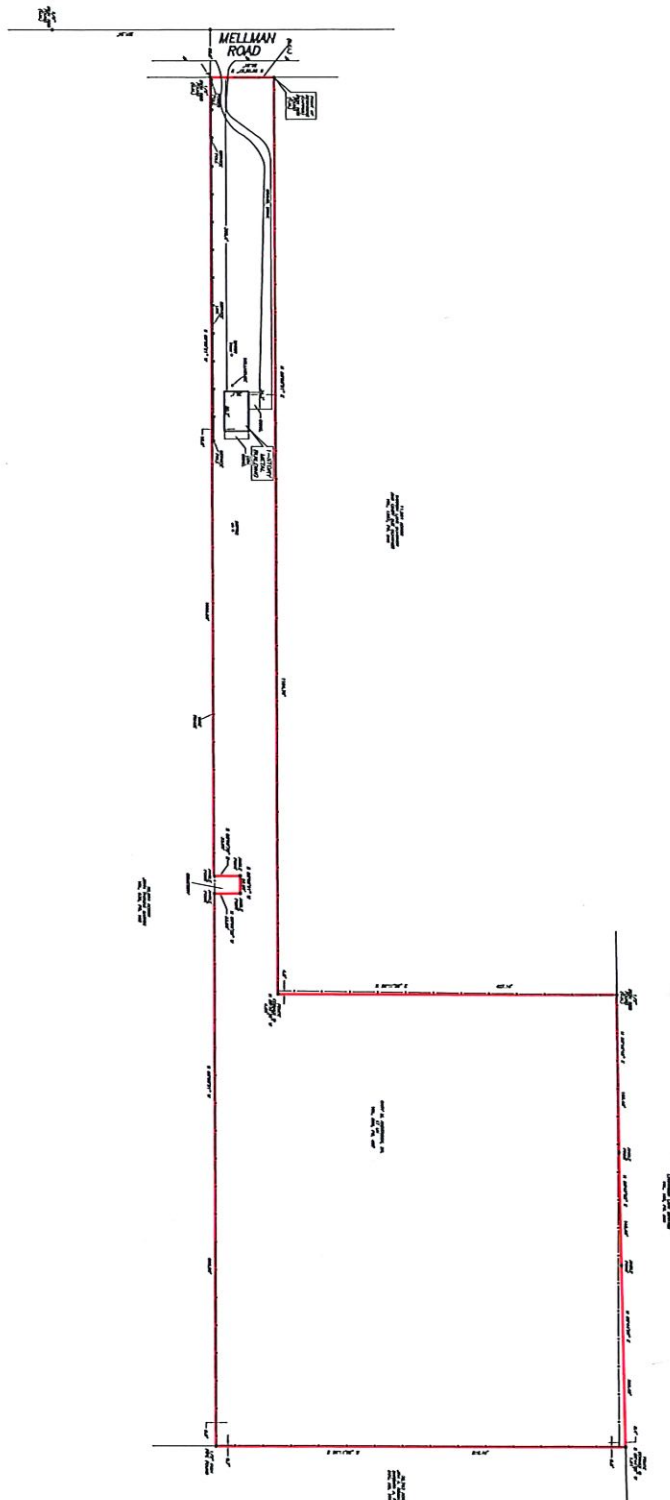


OF 10, 12-21-2018, COUNTY, T.M.C.
 ADDRESS: 20150 WILLIAM ROAD
 DALLAS, TEXAS 75242
 DOWNSIDE INVESTMENTS, LLC

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD HAZARD ZONE (FIRM)
 NUMBER: 15020C0000
 DATE: 07/27/2016
 FOR MORE INFORMATION, CONTACT THE
 TEXAS DEPARTMENT OF AGRICULTURE
 AND FORESTRY, DIVISION OF STATE
 GEOLOGICAL SURVEY, 2002 RICE
 AVENUE, AUSTIN, TX 78761
 WWW.DAS.GOV



I HEREBY CERTIFY THAT THE SURVEY WAS MADE
 PERSONALLY OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT THE DATA AND
 CALCULATIONS WERE MADE FROM MEASUREMENTS
 MADE BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT THE PLAT IS A TRUE
 AND CORRECT REPRESENTATION OF THE SURVEY.
 DATE: 12/21/2018
 SURVEYOR: [Signature]
 STATE OF TEXAS



8.797 ACRES
 SITUATED IN THE WILLIAM
 BAIRD SURVEY, A-10
 WALLER COUNTY, TEXAS
 (SEE ATTACHED LETTER AND RECORD DESCRIPTION)
 DRAWN BY: [Signature]
 PRECISION SURVEYORS
 20150 WILLIAM ROAD
 DALLAS, TEXAS 75242
 (972) 382-1111
 WWW.PRECISIONSURVEYORS.COM

SCALE: 1" = 20'

STATE OF TEXAS §
 §
 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 8.797 Acres situated in the William Baird Survey, Abstract 10, Waller County, Texas, being the same tract recorded in the name of Gary M. Anderson, Sr. et ux in Volume 899, Page 487 in the Waller County Deed Records (W.C.D.R.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 899, Page 487 of the W.C.D.R.)

BEGINNING at a iron rod found on the east line of Mellman Road at the southwest corner of a tract recorded in the name of Darren Lane Ochsner and Cindy Sue Ochsner in Volume 1267, Page 848 of the W.C.D.R., being the most westerly northwest corner of this tract;

THENCE, with said Ochsner Tract the following two (2) courses:

1. **NORTH 89° 50' 21" EAST**, a distance of **1,154.78 Feet** to a point at an interior corner of this tract from which a fence corner bears North 85° 32' 35" West, a distance of 4.00 Feet;
2. **NORTH 00° 11' 05" EAST**, a distance of **427.14 Feet** to a 1/2 Inch iron rod found at the most easterly northwest corner of this tract;

THENCE, with the north line of this tract, being called in Volume 899, Page 487 of the W.C.D.R. south of the south line of Lynnwood Lake Estates as recorded in Volume 198, Page 599 of the W.C.D.R. the following three (3) courses:

1. **NORTH 89° 10' 45" EAST**, a distance of **198.46 Feet** to a point at a corner of this tract;
2. **NORTH 88° 47' 43" EAST**, a distance of **142.46 Feet** to a point at a corner of this tract;
3. **NORTH 88° 44' 08" EAST**, a distance of **229.42 Feet** to a point at the northeast corner of this tract from which a fence post bears South 00° 44' 02" West, a distance of 1.01 Feet;

THENCE, **SOUTH 00° 11' 05" WEST**, with the west line of a tract recorded in the name of Jon A. Rabin and Barbara A. Robin under Document No. 1902111 of the W.C.D.R., a distance of **516.44 Feet** to a 1/2 Inch iron pipe found at the southeast corner of this tract;

THENCE, **SOUTH 89° 50' 21" WEST**, with the north line of a tract recorded in the name of John Thomas Baskin in Volume 932, Page 192 of the W.C.D.R., a distance of **696.59 Feet** to a point at a corner of this tract;

THENCE, with the lines of a cemetery the following three (3) courses:

1. **NORTH 00° 09' 39" WEST**, a distance of **33.00 Feet** to a point at an interior corner of this tract;
2. **SOUTH 89° 50' 21" WEST**, a distance of **22.00 Feet** to a point at an interior corner of this tract;
3. **SOUTH 00° 09' 39" EAST**, a distance of **33.00 Feet** to a point at the a corner of this tract;

THENCE, **SOUTH 89° 50' 21" WEST**, with the north line of the aforementioned Baskin Tract, a distance of **1,006.00 Feet** to a 1/2 Inch iron rod found on the aforementioned east line of Mellman Road at the southwest corner of this tract;

THENCE, **NORTH 00° 05' 57" WEST**, with said east line, a distance of **80.01 Feet** to the POINT OF BEGINNING of this tract and containing 8.797 Acres of land.
(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 21-09173
December 14, 2021