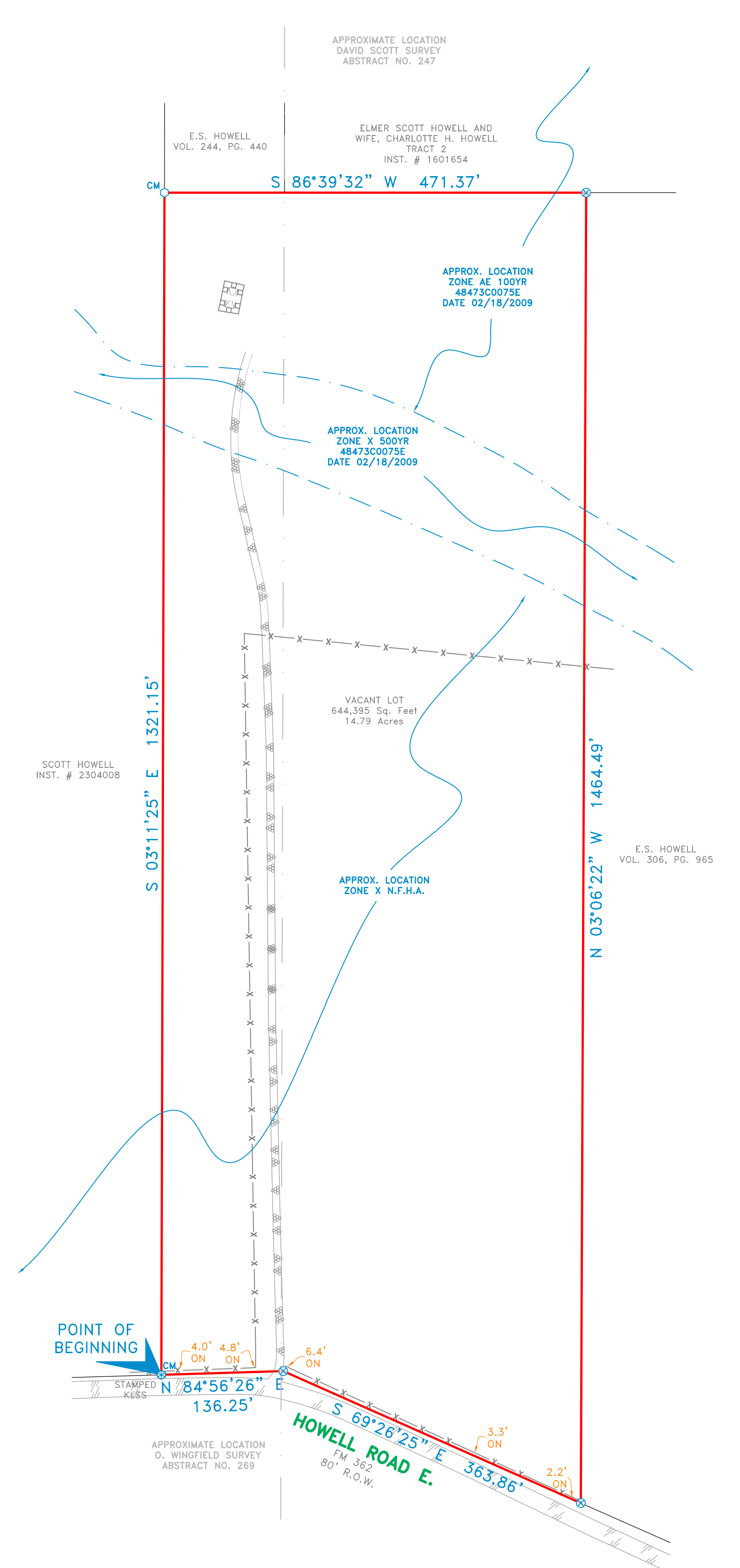


0 100 200 300



Howell Road E./ FM 362

Being a tract of land situated in the David Scott Survey, Abstract No. 247, Waller County, Texas, and being a tract of land situated in the O Wingfield Survey, Abstract No. 269, Waller County, Texas, same being a remainder of a tract of land conveyed to Leola Howell Wright, by deed recorded in Volume 239, Page 89, Deed 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 stamped KLSS for corner, said corner being the Northwest corner of a tract of land conveyed to Scott Howell, by deed recorded in Instrument No. 2304008, Official Public Records of Waller County, Texas, and being in the South line of Howell Road E. (a 80 foot right-of-way);

THENCE South 03 degrees 11 minutes 25 seconds East, along the West line of said Howell (2304008) tract, a distance of 1321.15 feet to a 1 inch iron pipe found for corner, said corner being the Northeast corner of a tract of land conveyed to E.S. Howell, by deed recorded in Volume 244, Page 440, Deed Records of Waller County, Texas;

THENCE South 86 degrees 39 minutes 32 seconds West, along the North line of said Howell (244/440) tract, a distance of 471.37 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being in the North line of a tract of land conveyed to Elmer Scott Howell and wife, Charlotte H. Howell, called tract 2, by deed recorded in Instrument No. 1601654, Official Public Records of Waller County, Texas, and being the Southeast corner of a tract of land conveyed to E.S. Howell, by deed recorded in Volume 306, Page 965, Deed Records of Waller County, Texas;

THENCE North 03 degrees 06 minutes 22 seconds West, along the East line of said Howell (306/965) tract, a distance of 1464.49 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Howell (306/965) tract, and being in the Southwest line of said Howell Road;

THENCE South 69 degrees 26 minutes 25 seconds East, along the Southwest line of said Howell Road, a distance of 363.86 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 84 degrees 56 minutes 26 seconds East, along the South line of said Howell Road, a distance of 136.25 feet to the POINT OF BEGINNING and containing 644395 square feet or 14.79 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client 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 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 19th day of October, 2023

Abel P. Stendahl
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48473C0075E, this property does lie in Zone AE and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN

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

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊗	1" IRON PIPE FOUND
⊕	5/8" ROD FOUND
⊘	FENCE POST CORNER
⊙	"x" FOUND / SET
▲	UNDERGROUND ELECTRIC
⚡	OVERHEAD ELECTRIC
⦿	POWER POLE
⦿	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⦿	FIRE HYDRANT
DES - DES	COVERED PORCH, DECK OR CARPORT
DES - DES	OVERHEAD ELECTRIC SERVICE
DHP - DHP	OVERHEAD POWER LINE
□	CONCRETE PAVING
□	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	FIRE FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	10/19/23	2316075	GFN	JCM

METES AND BOUNDS
DAVID SCOTT SURVEY, ABSTRACT NO. 247 &
O. WINGFIELD SURVEY, ABSTRACT NO. 269
WALLER COUNTY, TEXAS
HOWELL ROAD E/ FM 362