

0 Strathmore Road

Being a tract of land situated in the Simpson Scott One Third League Survey, Abstract No. 248, Waller County, Texas, same being a portion of a tract of land conveyed to Elizabeth Ritchey Sheehy, by deed recorded in Volume 627, Page 771, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northwest corner of that tract of land conveyed to Carmen Soto, a married man, by deed recorded in Volume 225, Page 364, Deed Records of Waller County, Texas, same being along the East line of a tract of land conveyed to Robert D. Hughes and Casey A. Withrow, by deed recorded in Instrument Number 1803354, Official Public Records of Waller County, Texas, and being the centerline of Strathmore Road (public right-of-way), from which a 1/2 inch iron rod found bears on-line in an Easterly direction a distance of 27.31 feet for witness;

THENCE North 01 degree 08 minutes 20 seconds East, along the East line of said Hughes/Withrow tract, and the centerline of said Strathmore Road, a distance of 242.12 feet to a point found for corner, said corner being the Southwest corner of a tract of land conveyed to German Hernandez and Fausta Hernandez, by deed recorded in Volume 1426, Page 599, Deed Records of Waller County, Texas, from which a 1/2 inch iron rod found bears on-line in an Easterly direction a distance of 30.00 feet for witness;

THENCE South 88 degrees 24 minutes 34 seconds East, along the South line of said Hernandez tract, passing at a distance of 30.00 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 248.21 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Hernandez tract;

THENCE North 01 degree 34 minutes 54 seconds East, along the East line of said Hernandez tract, a distance of 175.12 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Hernandez tract, and being along the South line of a tract of land conveyed to Carl B. Jones and Shirley D. Williams, by deed recorded in Volume 875, Page 520, Official Public Records of Waller County, Texas;

THENCE South 87 degrees 35 minutes 39 seconds East, along the South line of said Jones/Williams tract, a distance of 508.66 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Alma Gregoria Morfin, by deed recorded in Instrument Number 1807123, Official Public Records of Waller County, Texas, from which a 1/2 inch iron rod found bears North 01 degree 55 minutes 25 East a distance of 1.86 feet for witness;

THENCE South 01 degree 55 minutes 25 seconds West, along the West line of said Morfin tract, a distance of 416.15 feet to a fence post found for corner, said corner being the Northeast corner of said Soto tract, from which a 1/2 inch iron rod found bears North 87 degrees 56 minutes 29 seconds West a distance of 0.27 feet for witness;

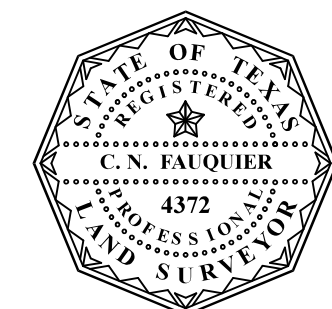
THENCE North 87 degrees 56 minutes 29 seconds West, along the North line of said Soto tract, passing at a distance of 725.18 feet to a 1/2 inch iron rod found on-line for reference, and continuing a distance of 752.49 feet to the POINT OF BEGINNING and containing 272,047 square feet or 6.25 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (C.N. Fauquier) hereby certifies to Michael Sterling, Randolph Brooks Federal Credit Union, and Alamo Title, in connection with the transaction described in G.F. No. ATCH-16-ATCH19093602TC 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 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.

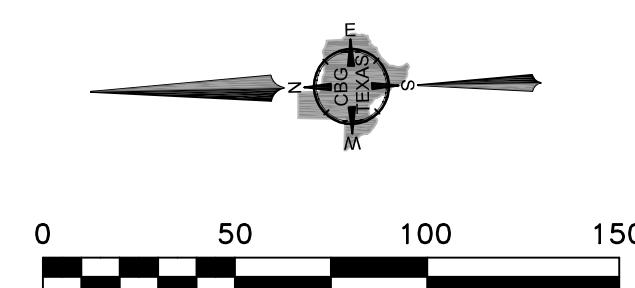
Executed this 15th day of January, 2020

C.N. Fauquier
 C.N. Fauquier
 Registered Professional Land Surveyor No. 4372



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 203, PG. 563; VOL. 420, PG. 504; VOL. 689, PG. 89

NOTES: BEARINGS ARE BASED BY DEED RECORDED IN VOL. 627, PG. 771. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



NOTE: According to the F.I.R.M. in Map No. 48473C0075E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	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
■	POOL EQUIPMENT
■	COLUMN
■	AC - AIR CONDITIONING
■	FIRE HYDRANT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH/DECK OR CARPORT

CBG 321 Century Plaza Dr., Ste. 110
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgtlco.com

SCALE: 1" = 50'
 DATE: 01/15/2020
 JOB NO.: 2000732
 G.F. NO.: SEE CERT.
 DRAWN: CAJ

METES AND BOUNDS
 SIMPSON SCOTT SURVEY, ABSTRACT NO. 248
 WALLER COUNTY, TEXAS
 0 STRATHMORE ROAD