



Porter Road

Being a tract of land situated in the Charles Donoho Survey, Abstract No. 24, Waller County, Texas, same being that tract of land conveyed to Helen M. Jorden Trust, by deed recorded in Volume 513, Page 54, Deed 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 Mike Garrett, 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 947.94 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 that tract of land conveyed to Helen (Marshall) Jorden and Oliver Reeves Jorden, 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 Jorden tract, passing at a distance of 1199.90 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for reference, and continuing a total distance of 1230.00 feet to a point for corner, said corner being the Northeast corner of said Jorden 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 432.00 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, a distance of 1068.00 feet to the POINT OF BEGINNING and containing 1,129,937 square feet or 25.94 acres of land; and (Being 29,051 square feet or 0.67 acres of land lying within Porter Road).

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Waller Harris ESD 200 and Waller County Land, in connection with the transaction described in G.F. No. 49577 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 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 15th day of June, 2023

*Nathan Alan Pare*  
Registered Professional Land Surveyor



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
06/22/2023	MARIA	ACREAGE/LEGAL

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

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	06/15/2023	2309125	SEE CERT.	MARIA

## METES AND BOUNDS

CHARLES DONOHO SURVEY, ABSTRACT 24

WALLER COUNTY, TEXAS

PORTER ROAD

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: FILE NO. 58750