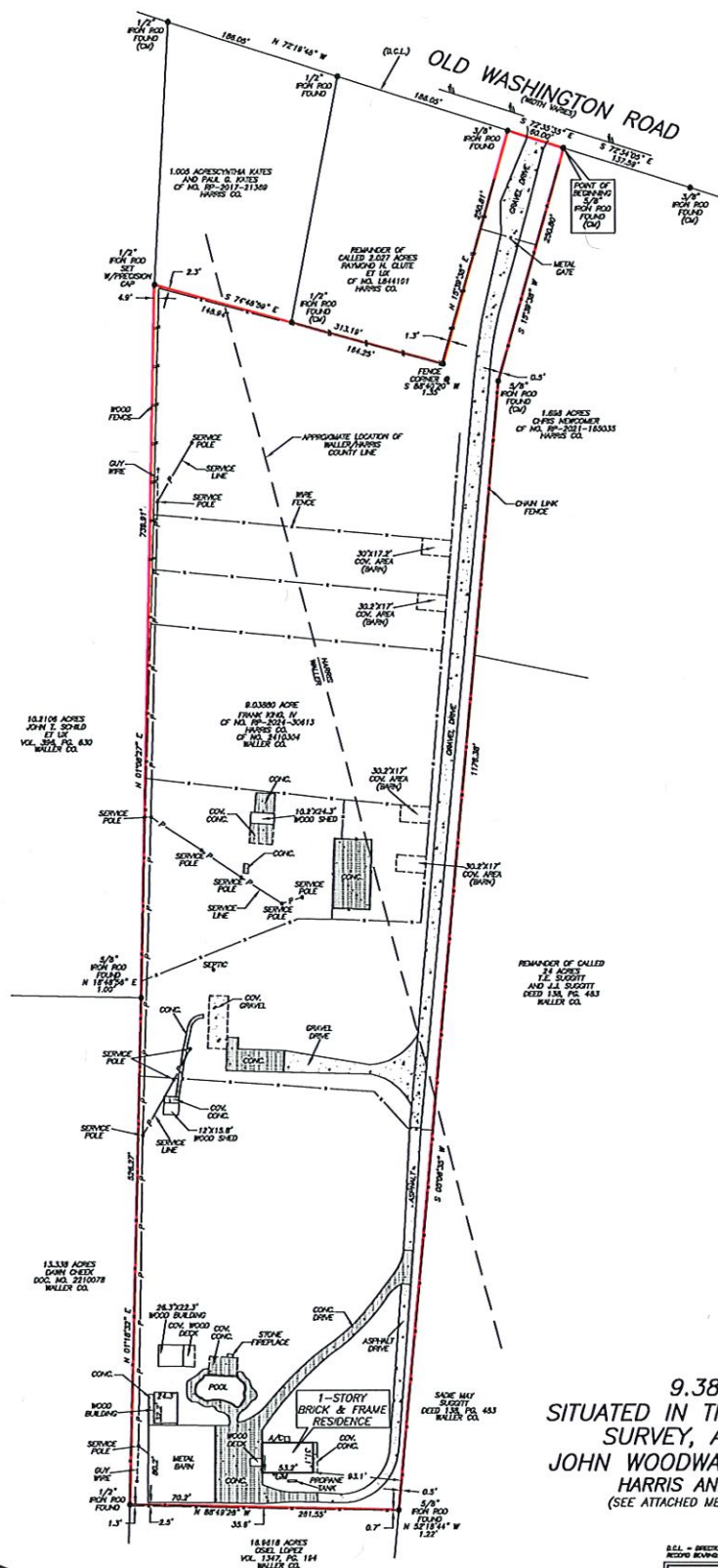


OF NO. 243539 THE UNIVERSITY TITLE
 ADDRESS: 31807 OLD WASHINGTON ROAD
 WALLER, TEXAS 77484
 BORROWER: MELISSA ABEL

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48423C 0170 E
 MAP REVISION: 05/16/2019
 ZONE: X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FLOOD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY
 NOTE: RELIANT ENERGY EASEMENT PER VOL. #18, PG. 115.

JOB = 137405



9.3879 ACRES
 SITUATED IN THE JOHN WOODWARD
 SURVEY, A-338 AND THE
 JOHN WOODWARD SURVEY, A-846
 HARRIS AND WALLER COUNTIES
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELEASD
 UPON IN PREPARATION OF THIS SURVEY.



TERRANCE SMITH
 PROFESSIONAL LAND SURVEYOR
 NO. 496
 DRAWING NO. 24-09435
 NOVEMBER 06, 2024

B.C.L. = BRICKWORK CONTROL LINE
 RESCUE BEARING OF H. G. JOHNSON B.C.L.A.

DRAWN BY: MM

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS

1-800-LANDSURVEY
 8712 PARKWAY
 281-494-1568 FAX 281-494-1887
 305 WINDSORHILL DRIVE SUITE 100 WILMINGTON, MISSISSIPPI
 310-829-4441 FAX 310-829-1555
 6779 THE SHOP 118 BAYVIEW DR. NEW ORLEANS, LOUISIANA 70117
 504-885-1100

STATE OF TEXAS

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§
§
§
§

COUNTYS OF HARRIS & WALLER §

Metes & Bounds Property Description

A tract of land containing 9.3879 Acres (called 9.3880 Acres) situated in the John Woodward Survey, Abstract 338, and the John Woodward Survey, Abstract 846, of Harris and Waller Counties, being the same tract recorded in the name of Frank King IV under Harris County Clerk's File (H.C.C.F.) No. RP-2024-306313 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), being the same tract recorded in the name of Frank King IV under Document No. 2410304 of the Real Property Records of Waller Harris County, Texas (R.P.W.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on H.C.C.F. No. RP-2024-306313 of the R.P.R.H.C.T.)

BEGINNING at a 5/8 Inch iron rod found on the south right-of-way line of Old Washington Road, being the northeast corner of this tract (from which a 3/8 Inch iron rod found bears South 72° 34' 05" East, a distance of 137.59 Feet);

THENCE, SOUTH 15° 39' 38" WEST, with a west line of a tract recorded in the name of Chris Newcomer under H.C.C.F. No. RP-2021-165035 of the R.P.R.H.C.T., a distance of 250.80 Feet to a 5/8 Inch iron rod found at a corner of this tract;

THENCE, SOUTH 05° 06' 35" WEST, with a west line of said Newcomer Tract, the west line of a tract recorded in the name of T.E. Suggitt and J.J. Suggit in Volume 138, Page 483 of the R.P.R.W.C.T., and the west line of a tract recorded in the name of Saddle May Suggit, a distance of 1,176.38 Feet to a point at the southeast corner of this tract from which a 5/8 Inch iron rod found bears North 52° 18' 44" West, a distance of 1.22 Feet;

THENCE, NORTH 88° 49' 28" WEST, with the north line of a tract recorded in the name of Oseil Lopez in Volume 1347, Page 194 of the R.P.R.W.C.T., a distance of 281.55 Feet to a 1/2 Inch iron rod found at the southwest corner of this tract;

THENCE, NORTH 01° 18' 32" EAST, with an east line of a tract recorded in the name of Dawn Cheek under Document No. 2210078 of the R.P.R.W.C.T., a distance of 526.27 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears North 18° 48' 56" East, a distance of 1.00 Feet;

THENCE, NORTH 01° 08' 27" EAST, with an east line of a tract recorded in the name of John T. Schild et ux in Volume 396, Page 630 of the R.P.R.W.C.T., a distance of 739.91 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the most westerly northwest corner of this tract;

THENCE, SOUTH 74° 48' 59" EAST, with the south line of a tract recorded in the name of Cynthia Kates, and Paul G. Kates under H.C.C.F. No. RP-2017-21369 of the R.P.R.H.C.T., passing at a distance of 148.94 Feet a 1/2 Inch iron rod found and continuing with the south line of the remainder of a tract recorded in the name of Raymond H. Clute et ux under H.C.C.F. No. L844101 of the R.P.R.H.C.T., an additional distance of 164.25 Feet for a total distance of 313.19 Feet to a point at an interior corner of this tract from which a fence corner bears South 88° 40' 20" West, a distance of 1.35 Feet;

THENCE, NORTH 15° 39' 38" EAST, with the east line of said Clute Tract, a distance of 250.81 Feet to a 3/8 Inch iron rod found on the aforementioned south right-of-way line of Old Washington Road at the most easterly northwest corner of this tract (from which a 1/2 Inch iron rod found bears North 72° 19' 48" West, a distance of 186.05 Feet, from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found bears North 72° 19' 48" West. a distance of 186.05 Feet);

THENCE, SOUTH 72° 35' 35" EAST, with said south right-of-way line, a distance of 60.00 Feet to the POINT OF BEGINNING and containing 9.3879 Acres.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 24-09435
November 06, 2024