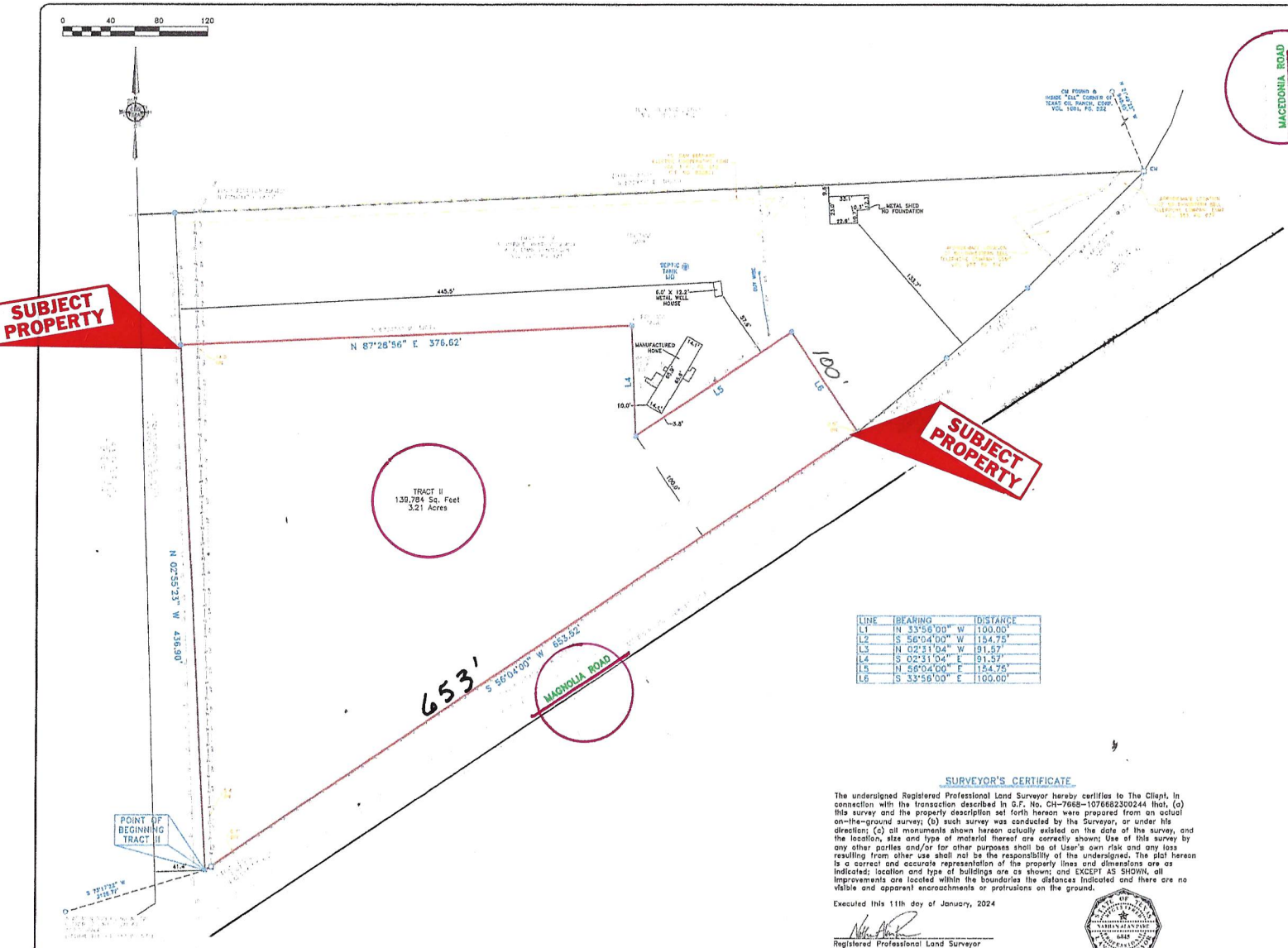

LINE	BEARING	DISTANCE
L1	N 33°56'00" W	100.00'
L2	S 56°04'00" W	154.75'
L3	N 02°31'04" W	91.57'
L4	S 02°31'04" E	91.57'
L5	N 56°04'00" E	154.75'
L6	S 33°56'00" E	100.00

Macedonia Road

TRACT II:

Being a 3.21 acre tract of land situated in the S.C. Neill Survey, Abstract No. 230, Waller County, Texas, same being a apart or portion of that certain tract of land conveyed to Richard G. Henderson and wife, Diane Henderson, by deed recorded in Volume 200, Page 121, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set at the intersection of the Northwest line of Magnolia Road (80 foot public right-of-way) and the East line of an apparent road right-of-way (no information available at time of survey) and for the Southwest corner of this herein described tract, from which a 5/8 inch iron rod found at the Southwest corner of a called 248.40 acre tract conveyed to Lewis Otis Jr and Marilyn P. Estate in Volume 911, Page 112 of Waller County Deed Records bears South 73 degrees 17 minutes 22 seconds West, a distance of 2,125.77 feet;

THENCE North 02 degrees 55 minutes 23 seconds West, along and with the East line of said apparent road right-of-way, a distance of 436.90 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set in the East line of said apparent road right-of-way and for the Northwest corner of this herein described tract;

THENCE severing said Henderson tract along the following four (4) courses:

1) North 87 degrees 28 minutes 56 seconds East, a distance of 376.62 feet to a 1/2 inch iron rod with yellow plastic stamped "CBG Surveying" set for an exterior ell corner of this herein described tract;

2) South 02 degrees 31 minutes 04 seconds East, a distance of 91.57 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set for an interior ell corner of this herein described tract;

3) North 56 degrees 04 minutes 00 seconds East, a distance of 154.75 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set for an exterior ell corner of this herein described tract;

4) South 33 degrees 56 minutes 00 seconds East, a distance of 100.00 feet, to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set in the Northwest line of said Magnolia Road, and for the Southeast corner of this herein described tract;

THENCE South 56 degrees 04 minutes 00 seconds West, along and with the Northwest line of said Magnolia Road, a distance of 653.52 feet to the POINT OF BEGINNING containing 3.21 acres (139,784 Square Feet) of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, in connection with the transaction described in G.F. No. CH-7668-107668230244 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 11th day of January, 2024

Registered Professional Land Surveyor

NATHAN ATANPISE 6468 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 1181, PAGE 612 (CLERK'S FILE NO. 902821), VOLUME 168, PAGE 509, VOLUME 353, PAGE 677, VOLUME 973, PAGE 316 (CLERK'S FILE NO. 605673)

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 200, PAGE 347

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTE: According to the F.I.R.M. in Map No. 48473C0200F this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

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
PE = POOL EQUIPMENT
COLUMN
AC = AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
8.5' WIDE TYPICAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

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www.cbgtexlo.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	01/11/2024	2400244-02	SEE CERT.	MARIA

3.21 ACRES

SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230

WALLER COUNTY, TEXAS

MACEDONIA ROAD