







GF NO. 1447334399 STEWART TITLE ADDRESS: 34524 FM 1736 ROAD HEMPSTEAD, TEXAS 77445 BORROWER:

0.4436 ACRE

BEING THE REMAINDER OF THAT CERTAIN 1.0 ACRE TRACT OF LAND IN THE MCLIN BRACEY SURVEY, ABSTRACT NO. 15 WALLER COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PARTY OF AN AS PASED ONLY ON WISHLE EXAMINATION OF MAPS, INACCURACIES OF FERM MAPS PREVIT EXACT. DEPERMINATION WITHOUT DETAILED FILED STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 343, PG. 657, W.C.D.R.

HERBIY CERTIFY THAT THIS SURVEY WAS IMDE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FUND AT THE THE OF SURVEY AND THAT THESE PLETS DECEPT AS SOMEWHEREON, THIS SURVEY IS CERTIFIED FOR THIS TRUNSCHION ONLY AND ASSTRACTING PROMODED IN THE 480°C REFERENCED THIS COMMITTED WAS RELIED UPON IN PERPARAISON OF THIS SURVEY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. 14-11996
DECEMBER 10, 2014
REVISED FEBRUARY 09, 2015 (ADD TRACT)











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FIRM NO. 10063700

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 0.4436 ACRE (19,326 SQUARE FEET) SITUATED IN THE McLIN BRACEY SURVEY, ABSTRACT No. 15 BEING A COMBINATION OF THE REMAINDER OF THAT SAME CALLED 1.0 ACRE TRACT CONVEYED TO THOMAS YBARRA, RECORDED IN VOLUME 171, PAGE 437, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) & A 0.0534 ACRE TRACT CONVEYED TO THOMAS YBARRA, RECORDED IN VOLUME 1272, PAGE 283 D.R.W.C.T. & AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 343, PG. 657 D.R.W.C.T.)

BEGINNING at a found Texas Department of Transportation concrete monument at the intersection of the north right-of-way (R.O.W.) line of F.M. 1736 Road and the east R.O.W. line of State Highway No. 6 for the Upper Southwest corner of herein described tract;

THENCE, NORTH 07°40'35" EAST, 232.75 Feet, along the common east R.O.W. line of said State Highway No. 6 and the West line of herein described tract, to a point for the common Northwest corner of herein described tract and an exterior corner of a called 138.56 Acre tract conveyed to Alfred C. Glassell, III, recorded in Volume 1280, Page 467, D.R.W.C.T., from which a found capped iron rod Bears North 68°17'03" West, 0.73 Feet;

THENCE, SOUTH 81°30'11" EAST, 77.00 Feet, departing the east R.O.W. line of said State Highway No. 6 and along the common North line of herein described tract and a south line of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III, to a found 2 ½" iron pipe for the common Northeast corner of herein described tract and am interior corner of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III;

THENCE, SOUTH 07°59'49" WEST, 255.74 Feet along the common East line of herein described tract and a west line of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III, passing at 213.90 Feet a found 2 ½" iron pipe at the southwest corner of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III and continuing to a point in the north R.O.W. line of said F.M. 1736 Road for the on Southeast corner of herein described tract;

THENCE, SOUTH 86°46'32" WEST, 36.20 Feet (called South 87°27'35" West, 37.88 Feet), along the common South line of herein described tract and the north R.O.W. line of said F.M. 1736 Road to a point at the Lower Southwest corner of the herein described tract;

THENCE, NORTH 44°37'00" WEST, 50.58 Feet (called North 44°03'16" West), along the common South line of herein described tract and the north R.O.W. line of said F.M. 1736 Road to the POINT OF BEGINNING containing 0.4436 Acre (19,326 square feet) of land.



TERRANCE MISH Professional Land Surveyor, No. 4981 Job No. 14-11996 February 9, 2015

