

Bell Road (14.10 Acres)

Being a tract of land situated in the M. Pike Survey, Abstract No. 317 in Waller County, being a part or portion of that 34.10 acre tract of land conveyed to Bell Freeman, LLC, by deed recorded in Document No. 2501656 of Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for corner, said corner being the Southeast corner of the intersection of the South line of Bell Road (Public R.O.W.) and the East line of Schmidt Road (Public R.O.W.);

THENCE North 87 degrees 34 minutes 22 seconds East, along the South line of said Bell Road, a distance of 759.42 feet to a point for corner, said corner being along the South line of aforesaid Bell Road, and being the Northwest corner of that tract of land called 10.00 acres, being a portion of the remainder of said 34.10 acre tract, from which a 5/8 inch iron rod found for witness at the Northeast corner of that tract of land conveyed to Herbert B, Rivera, a married person, and Amanda P. Rivera, a married person, by deed recorded in Instrument No. 2600134, Deed Records of Waller County, Texas, bears North 87 degrees 47 minutes 51 seconds East, a distance of 1,137.05 feet;

THENCE South 02 degrees 05 minutes 12 seconds East, along the West line of said 10.00 acre tract (remainder of 34.10 acre tract), a distance of 809.65 feet to a point for corner, said corner being the Southwest corner of said 10.00 acre tract (remainder of 34.10 acre tract), and being along the North line of that tract of land being the remainder of a called 194.12 acre tract of land conveyed to Waller Development Partners, LLC, a Texas Limited Liability Company, by deed recorded in Instrument No. 2415263, Deed Records of Waller County, Texas;

THENCE South 87 degrees 42 minutes 13 seconds West, along the North line of said 194.12 acre tract, a distance of 759.41 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said remainder of a called 194.12 acre tract, and being along the East line of said Schmidt Road;

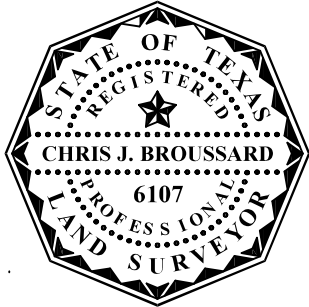
THENCE North 02 degrees 05 minutes 12 seconds West, along the East line of said Schmidt Road, a distance of 807.92 feet to the POINT OF BEGINNING and containing 614,193 square feet or 14.10 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Fidelity National Title, in connection with the transaction described in G.F. (N/A) 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 21st day of September, 2026

Chris Broussard
Registered Professional Land Surveyor



NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 196, PG. 142, VOL. 215, PG. 620

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 129, PG. 494, VOL. 228, PG. 304; CLERK'S FILE NO. 2501657 (2025001657)

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

NOTE: According to the F.I.R.M. in Map No. 48473C0250E, 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

CM

1/2" IRON ROD FOUND

1/2" IRON ROD SET

1" IRON PIPE FOUND

FENCE POST CORNER

"X" FOUND / SET

5/8" ROD FOUND

UNDERGROUND ELECTRIC

OVERHEAD ELECTRIC

POWER POLE

PE - POOL EQUIPMENT

COLUMN

AC - AIR CONDITIONING

FIRE HYDRANT

OES - OES

OHP - OHP

POINT FOR CORNER

GRAVEL/ROCK ROAD OR DRIVE

LEGEND

ASPHALT PAVING

CHAIN LINK FENCE

WOOD FENCE

0.5' 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

CBG

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SCALE

DATE

JOB NO.

G.F. NO.

DRAWN

1" = 100'

09/21/2026

9421

N/A

KAD

METES & BOUNDS SURVEY

14.10 ACRE M. PIKE SURVEY, ABS. NO. 317

CITY OF WALLER, WALLER COUNTY, TEXAS

BELL ROAD