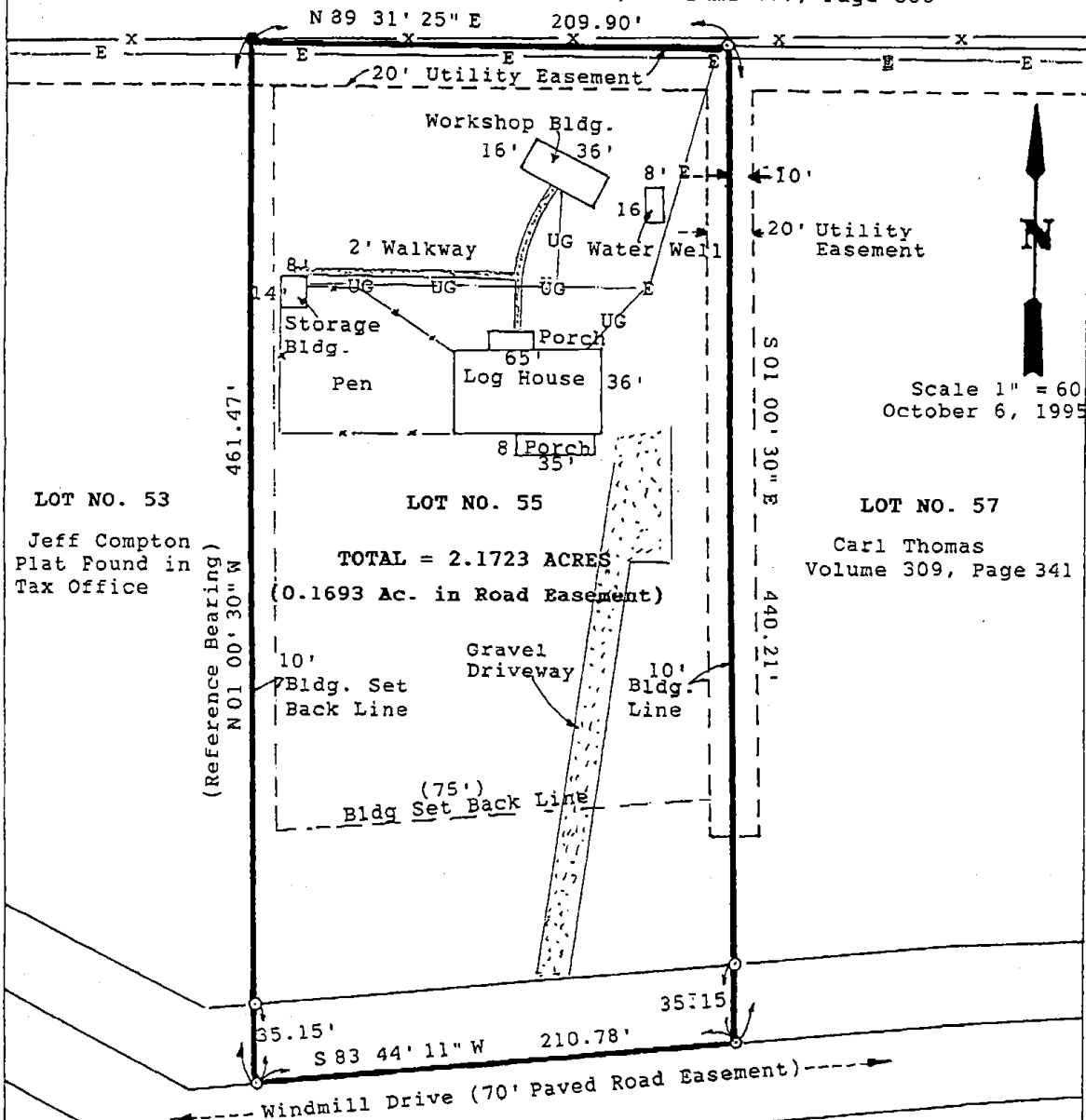


WALLER COUNTY, TEXAS  
 BUYER: JOHN GUIDA, JR.  
 AND RUTH D. GUIDA JARED E. GROCE SURVEY (A - 30)  
 RIVERWOOD II SUBDIVISION

Julia Delaney Trammell (100.088 Acres) Volume 477, Page 608



All bearings same as deed (Vol. 335/474)

SURVEY PLAT OF A 2.1723 ACRE TRACT OF LAND, BEING LOT NO. 55 IN THE RIVERWOOD II SUBDIVISION (UNRECORDED). SAID TRACT BEING THE SAME LAND DESCRIBED IN A DEED TO LESTER MEGGENBERG, ET UX, DATED MARCH 17, 1982, AND RECORDED IN VOLUME 335, PAGE 474 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

#### FLOOD PLAIN NOTATION:

THIS TRACT OF LAND IS IN AN AREA DESIGNATED AS ZONE "C" BY F.E.M.A. ON MAP NO. 480640-0070B, DATED DECEMBER 18, 1986. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown herein, and said property has access to and from a dedicated roadway, except as shown hereon.

LEGEND	
○	½" Iron Rod Found
●	½" Iron Rod Set
○	Point in E of Road
---	E--Overhead Power Line
---	UG--Underground Power Line
---	x--Wire Fence



LEONARD W. FRANK  
 COUNTY SURVEYOR OF COLORADO COUNTY, TX.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 1669

**RECORDED**  
990 VILLAGE SQUARE SUITE G-200  
TOMBALL, TEXAS 77375  
281-351-7153 281-351-7997 FAX

### FIELD NOTES

May 13, 1999

BEING a 2.1723 acre tract of land, situated in Waller County, Texas, Jared E. Groce Survey, Abstract Number 30, Lot 55 of Riverwood, Section Two (2), an unrecorded subdivision out of a 201.88 acre tract, recorded in Volume 291, Page 774, Waller County, Deed Records, being all that tract of land described in a deed from Hempstead-Riverwood, Inc., to Lester J. Meggenberg and wife, Virginia M. Meggenberg, dated March 17, 1982, recorded in Volume 335, Page 474 of the Deed Records of Waller County, Texas, said 2.1723 acres more fully described as follows:

BEGINNING at a 1/2 inch iron rod found for Northeast corner of said Lot Number 55, said iron rod being also Northwest corner of Lot Number 57 conveyed to Carl Thomas, Volume 309, Page 341, Deed Records of Waller County, Texas, and in South line of a 100.088 acre tract conveyed to Julie Delaney Trammell, Volume 477, Page 608, Deed Records of Waller County, Texas;

THENCE South 01°00'30" East a distance of 440.21 feet with West line of said Lot Number 67 to the centerline of Windmill Drive, said corner being South 01°00'30" East, 35.15 feet from a 5/8 inch iron rod found;

THENCE South 83°44'11" West a distance of 210.78 feet with centerline of said Windmill Drive to a point for corner, said corner being South 01°00'30" East, 35.15 feet from a 5/8 inch iron rod found, same being the Southeast corner of Lot Number 53 conveyed to Jeff Compton, shown on plat at tax office;

THENCE North 01°00'30" West a distance of 461.47 feet with East line of said Lot Number 53 to a 1/2 inch iron rod found for Northwest corner of said Lot Number 55 in South line of said 100.088 acre tract;

THENCE North 89°31'25" East a distance of 209.90 feet with South line of said 100.088 acre tract and North line of said Lot Number 55 to PLACE OF BEGINNING, containing 2.1723 acres of land.

This is to certify that this description of land represents an actual survey made on the ground under my supervision, as shown by the accompanying plat and substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

  
ELMER E. COON  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 1679

EEG/kmt  
990319

