

ADDRESS: OLD JOSEPH ROAD
 HOCKLEY, TEXAS 77447
 ORDERED BY: RENDY ELIZALDE

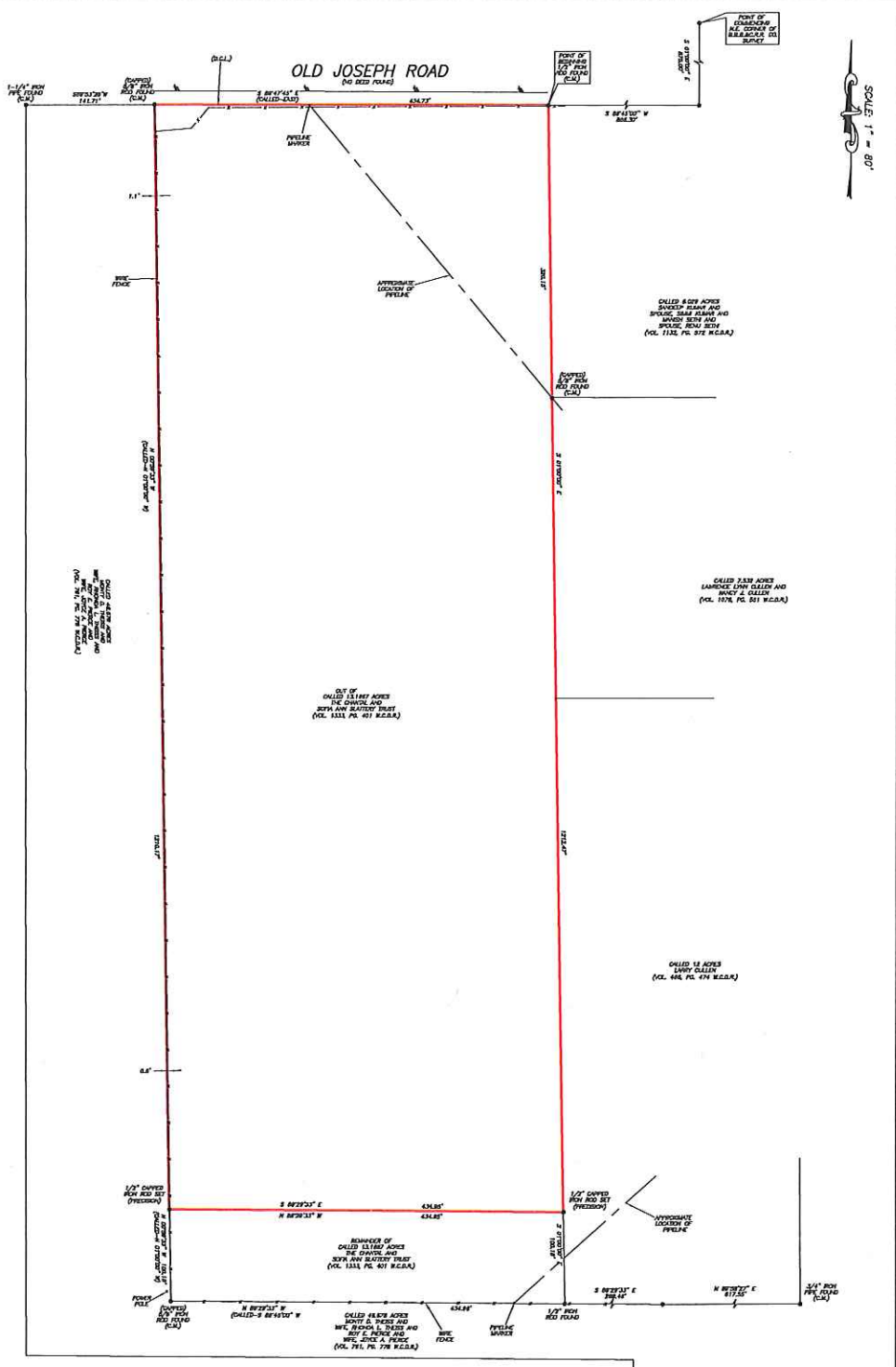
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT,
 COMMUNITY/PANEL NO. 48473C 0100 E
 MAP REVISION: 02/18/2009
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: MAY BE SUBJECT TO OILS RESTRICTING ANALYSIS
 ADDITIONAL ENGINEERING DESIGN REQUIREMENTS

NOTE: THIS SURVEY WAS PROVIDED WITHOUT A TITLE COMMITMENT.
 OTHER EASEMENTS AND/OR EASING LINES MAY AFFECT THIS PLOT.



SCALE = 1" = 375.00'

12.0887 ACRES
 SITUATED IN THE
 B.B.B.&C.R.R. CO. SURVEY, A-96
 WALLER COUNTY, TEXAS
 (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.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4811
 DRAWING NO. 20-003884
 JANUARY 29, 2020



S.C.L.-INDEPENDENT CONTROL LINE
 RECORD BOOKING VOL. 1311, PL. 401

DRAWN BY: JB

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 WWW.PRECISIONSURVEYORS.COM
 201-498-1588 FAX 201-498-1887
 300 HUNDECKER STREET BLUE HILL WEAVER, TEXAS 75757
 210-828-1841 FAX 210-828-1533
 1177 MC LOOP 410 BLUE HILL WEAVER, TEXAS 75711
 DINA M. BIRBAUMER

STATE OF TEXAS §
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 §
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 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 12.0887 Acres situated in the B.B.B. & C. Railroad Company Survey, Abstract 96, Waller County, Texas, being a portion of a tract recorded in the name of The Chantal and Sofia Ann Slattery Trust in Volume 1333, Page 401 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 1333, Page 401 of O.P.R.W.C.T.)

COMMENCING at the northeast corner of said B.B.B. & C. Railroad Company Survey;

THENCE, SOUTH 01° 00' 00" EAST, a distance of 875.00 Feet to a point;

THENCE, SOUTH 89° 45' 00" WEST, a distance of 886.30 Feet to a 1/2 Inch iron rod found on the south line of Old Joseph Road at the northeast corner and POINT OF BEGINNING of this tract;;

THENCE, SOUTH 01° 00' 00" EAST, with the west line of a tract recorded in the name of Sandeep Kumar and spouse Simmi Kumar and Manish Sethi and spouse Renu Sethi in Volume 1132, Page 572 of the O.P.R.W.C.T., passing at a distance of 320.15 Feet a 5/8 Inch iron rod found and continuing with the west lines of tracts recorded in the name Lawrence Lynn Cullen and Nancy J. Cullen in Volume 1076, Page 551 and in the name of Larry Cullen in Volume 466, Page 474 both of the O.P.R.W.C.T., for a total distance of 1,212.47 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of this tract (from which a 1/2 Inch iron rod found bears South 01° 00' 00" East, a distance of 100.18 Feet, from said 1/2 Inch iron rod found a 3/4 Inch iron pipe found bears South 89° 29' 33" East, 269.46 Feet and North 89° 58' 27" East, 617.55 Feet);

THENCE, NORTH 89° 29' 33" WEST, across and through the aforementioned Slattery Trust Tract, a distance of 434.95 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of this tract (from which a 5/8 Inch iron rod found bears South 00° 59' 33" East (called South 01° 00' 00" East) a distance of 100.18 Feet);

THENCE, NORTH 00° 59' 33" WEST (called North 01° 00' 00" West), with the east line of a tract recorded in the name of Monty D, Theiss and wife, Rhonda I. Theiss and Roy E. Pierce and wife, Joyce A. Pierce in Volume 761, Page 778 of the O.P.R.W.C.T., a distance of 1,210.17 Feet to a 5/8 Inch iron rod found on the aforementioned south line of Old Joseph Road at the northwest corner of this tract (from which a 1 & 1/4 Inch iron pipe bears SOUTH 89° 53' 28" WEST, a distance of 141.71 Feet);

THENCE, SOUTH 89° 47' 45" EAST (called East), with the south line of said Old Joseph Road, a distance of 434.73 Feet to the POINT OF BEGINNING and containing 12.0887 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 20-00398A
January 29, 2020