

ADDRESS: CLEMONS SWITCH ROAD
 PATTISON, TEXAS 77423
 ORDERED BY: TIMOTHY PHELAN

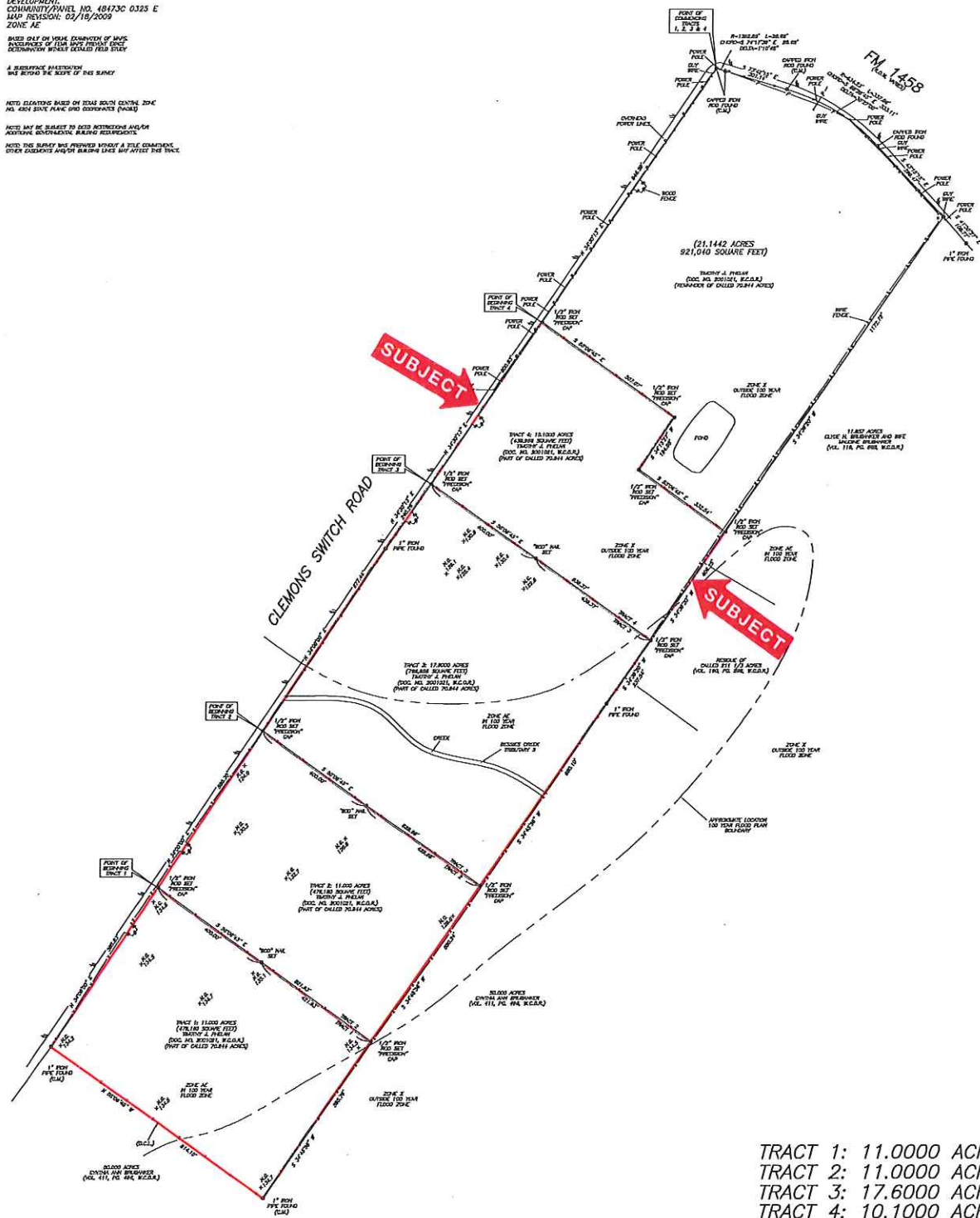
THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT,
 COMMUNITY/FINEL NO. 48473C 0325 E
 MAP REVISION: 07/18/2009
 ZONE AE

BASED ONLY ON THE EXISTENCE OF ANY
 EVIDENCE OF FLOOD HAZARD EXCEPT
 OTHERWISE INDICATED BY THIS SURVEY

NOTE: ELEVATION BASED ON 1984 DATUM CENTRAL ZONE
 NG 4241 STATE PLANE 800 COORDINATES (NAD83)

NOTE: THIS SURVEY HAS BEEN MADE IN FULL COMPLIANCE
 WITH THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF TEXAS.

SCALE 1" = 200'
 000'



TRACT 1: 11.0000 ACRES
 TRACT 2: 11.0000 ACRES
 TRACT 3: 17.6000 ACRES
 TRACT 4: 10.1000 ACRES
 SITUATED IN THE SAMUEL C.
 HADY SURVEY, ABSTRACT NO. 31
 WALLER COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

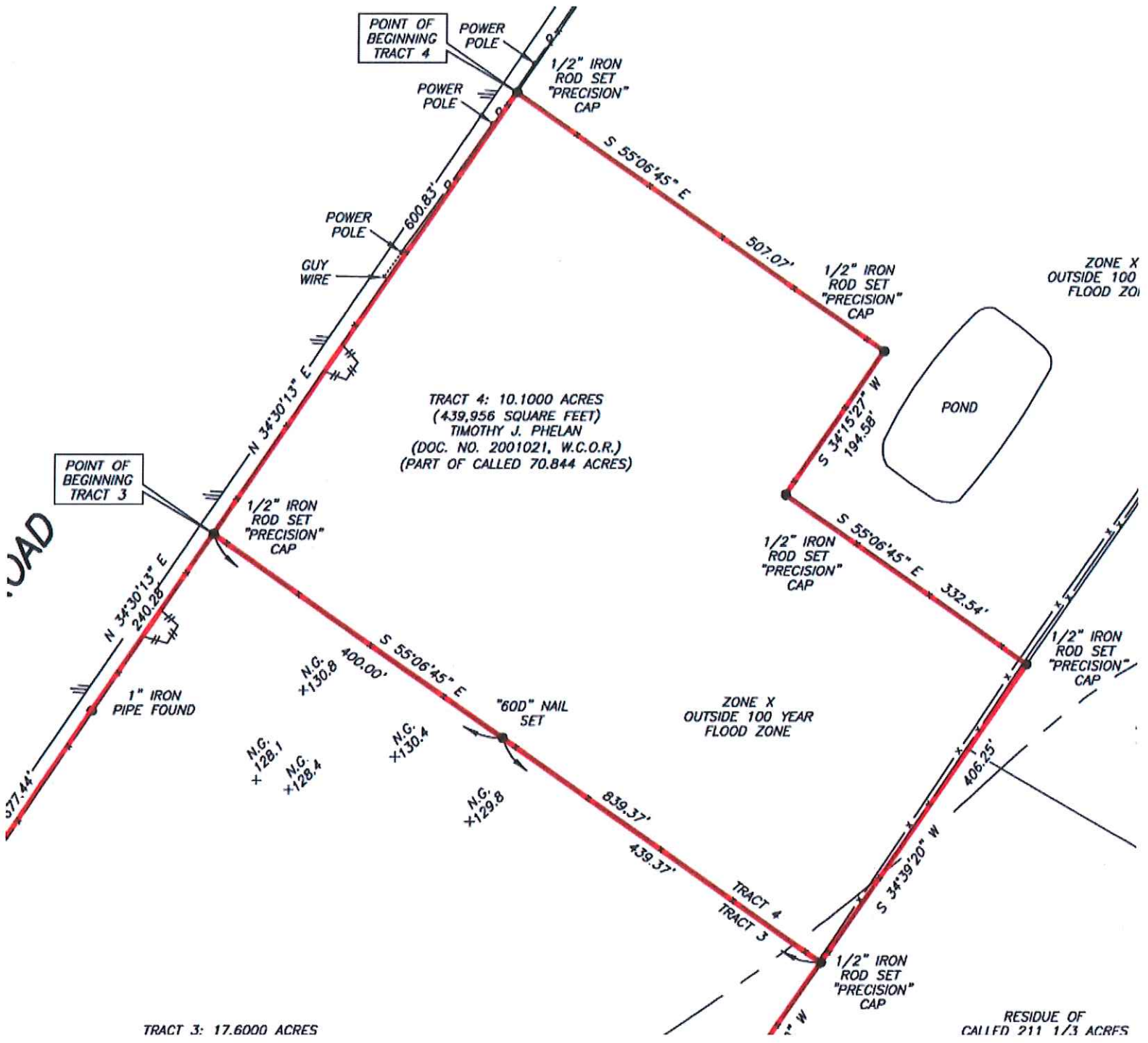
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUNDS THAT THIS PLAN CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPARENT ON THE GROUND
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CONDUCTED FOR THE TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4081
 DRAWING NO. 20-00088
 MARCH 27, 2020



D.C. = BRITISH COLUMBIA LINE
 RECORD BEARING DOC. NO. 2001021, W.C.O.R.
 DRAWN BY: RC

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 www.precisionland.com
 281-144-1468 FAX 281-499-1847
 800 WINDMILL CREEK BLVD. 100 SUITE 100, PATTON, TEXAS 77057
 210-207-1811 FAX 210-207-1815
 1777 W. LOOP 110 SUITE 200 SAN ANTONIO, TEXAS 78241
 JOHN M. THOMPSON



STATE OF TEXAS §
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COUNTY OF WALLER §

Metes & Bounds Property Description

Tract 4

A tract of land containing 10.1000 Acres situated in the Samuel C. Hady Survey, Abstract No. 31, Waller County, Texas, being a portion of a tract recorded in the name of Timothy J. Phelan under Document No. 2001021 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 Document No. 2001021 of the O.P.R.W.C.T.)

COMMENCING at an iron rod found at the intersection of the southerly right-of-way line of FM 1458 Road (variable width) and the easterly right-of-way line of Clemons Switch Road, being the northwesterly corner of said Phelan Tract;

THENCE, SOUTH 34° 30' 13" WEST, with said easterly right-of-way line, a distance of 946.59 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwesterly corner and POINT OF BEGINNING of this tract;

THENCE, across and through the aforementioned Phelan Tract the following three (3) courses:

1. SOUTH 55° 06' 45" EAST, a distance of 507.07 Feet a 1/2 Inch iron rod with a "Precision" cap set at the most westerly northeast corner of this tract;
2. SOUTH 34° 15' 27" WEST, a distance of 194.58 Feet a 1/2 Inch iron rod with a "Precision" cap set at an interior corner of this tract;
3. SOUTH 55° 06' 45" EAST, a distance of 332.54 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the most easterly northeasterly corner of this tract;

THENCE, SOUTH 34° 39' 20" WEST, with the westerly lines of a tract recorded in the name of Clyde H. Brubanker and wife Maudine Brubanker in Volume 119, Page 568 of the O.P.R.W.C.T., and the remainder of a tract recorded in Volume 160, Page 598 of the O.P.R.W.C.T., a distance of 406.25 Feet to a 1 Inch iron pipe found at a corner of this tract;

THENCE, NORTH 55° 06' 45" WEST, across and through the aforementioned Phelan Tract, passing at a distance of 439.37 Feet a 60d nail set and continuing for a total distance of 839.37 Feet to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned easterly right-of-way line of Clemons Switch Road at the northwesterly corner of this tract;

THENCE, NORTH 34° 30' 13" EAST, with said easterly right-of-way line of Clemons Switch Road, a distance of 600.83 Feet to the POINT OF BEGINNING and containing 10.1000 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 20-00886
March 27, 2020