

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/PANEL NO. 48473C 0335 E
 MAP REVISION: 02/18/2009
 ZONE AE

BASED UPON MEASUREMENT OF THIS
 PROPERTY OF THIS SURVEYOR'S OFFICE
 DETERMINATION W/ASSET FIELD SURVEY

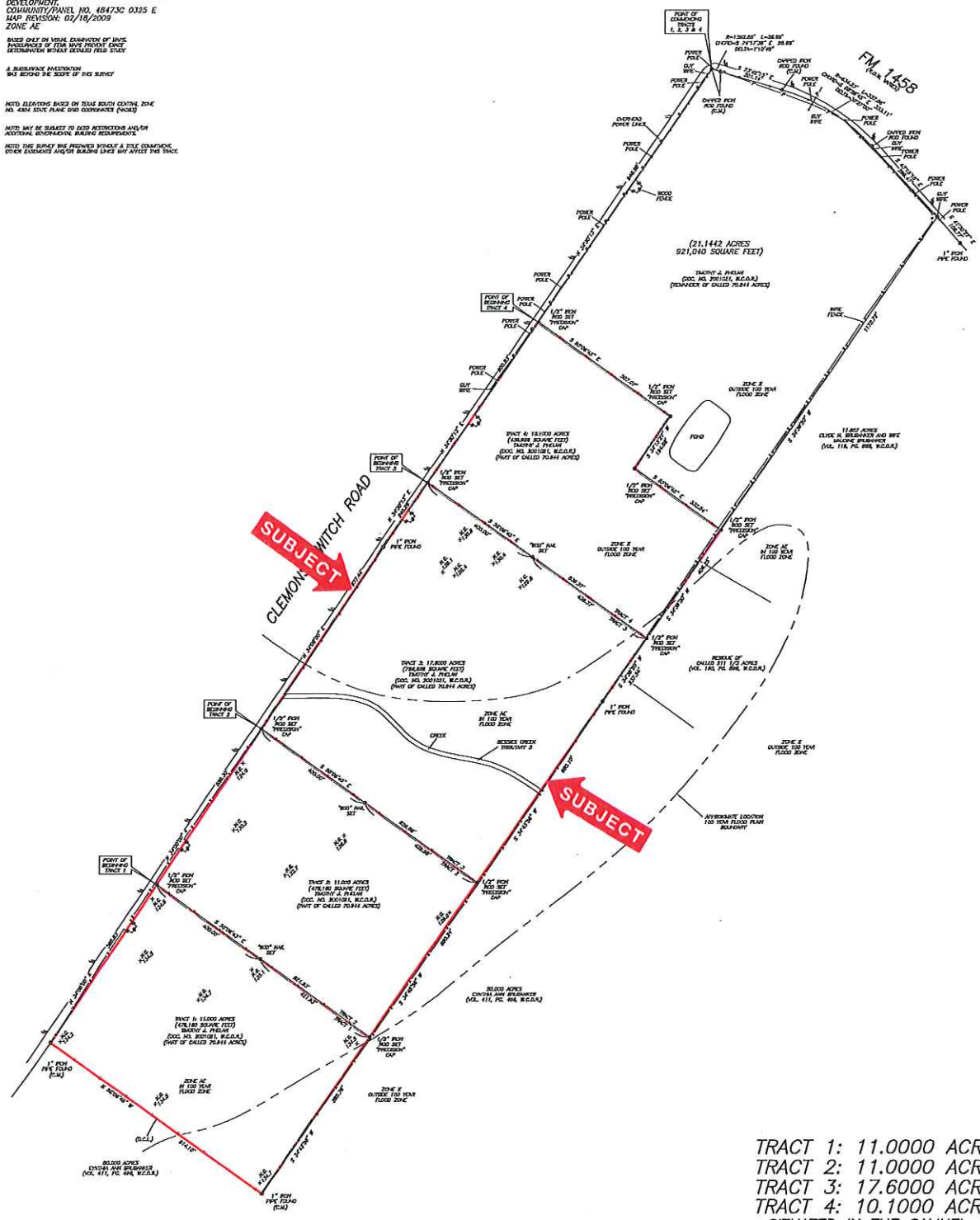
A SURFACE INVESTIGATION
 WAS BEHIND THE SCOPE OF THIS SURVEY

NOTE: ELEVATION BASED ON TEXAS STATE COASTAL ZONE
 NO. 4351 STATE PLANE GRID COORDINATES (ENGLS)

NOTE: THIS SURVEY MAY BE SUBJECT TO ODD RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL REGULATIONS

NOTE: THIS SURVEY WAS PROVIDED WITHOUT A TITLE COMMITMENT.
 YOUR CONTRACT AND/OR RECORDING DEED MAY AFFECT THIS TITLE.

SCALE: 1" = 200'



TRACT 1: 11.000 ACRES
 TRACT 2: 11.000 ACRES
 TRACT 3: 17.600 ACRES
 TRACT 4: 10.100 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 ORIGINAL THAT THIS PLAN CURRENTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 DISCREPANCIES APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THE TRANSACTION ONLY AND
 ABSTRACTING PROVIDED BY THE ADJUTANT
 REFERENCED TITLE COMMITMENT WAS FILED
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4581
 DRAWING NO. 20-00088
 MARCH 27, 2020



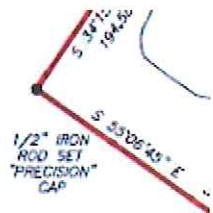
D.C. = DIRECTIONAL CONTROL LINE
 RECORD BEARING DOC. NO. 201021, W.C.O.R.

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 201-458-1588
 800-PRINCIPLES STREET SUITE 100 WILSON, TEXAS 75075
 210-200-1541 TXK 210-228-1555
 1777 HE LIND 410 BLUE RD SW JARVIS TEXAS 75741
 FOM NO. 10663700

DRAWN BY: PC

CLEMONS SWITCH ROAD

TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(PART OF CALLED 70.844 ACRES)



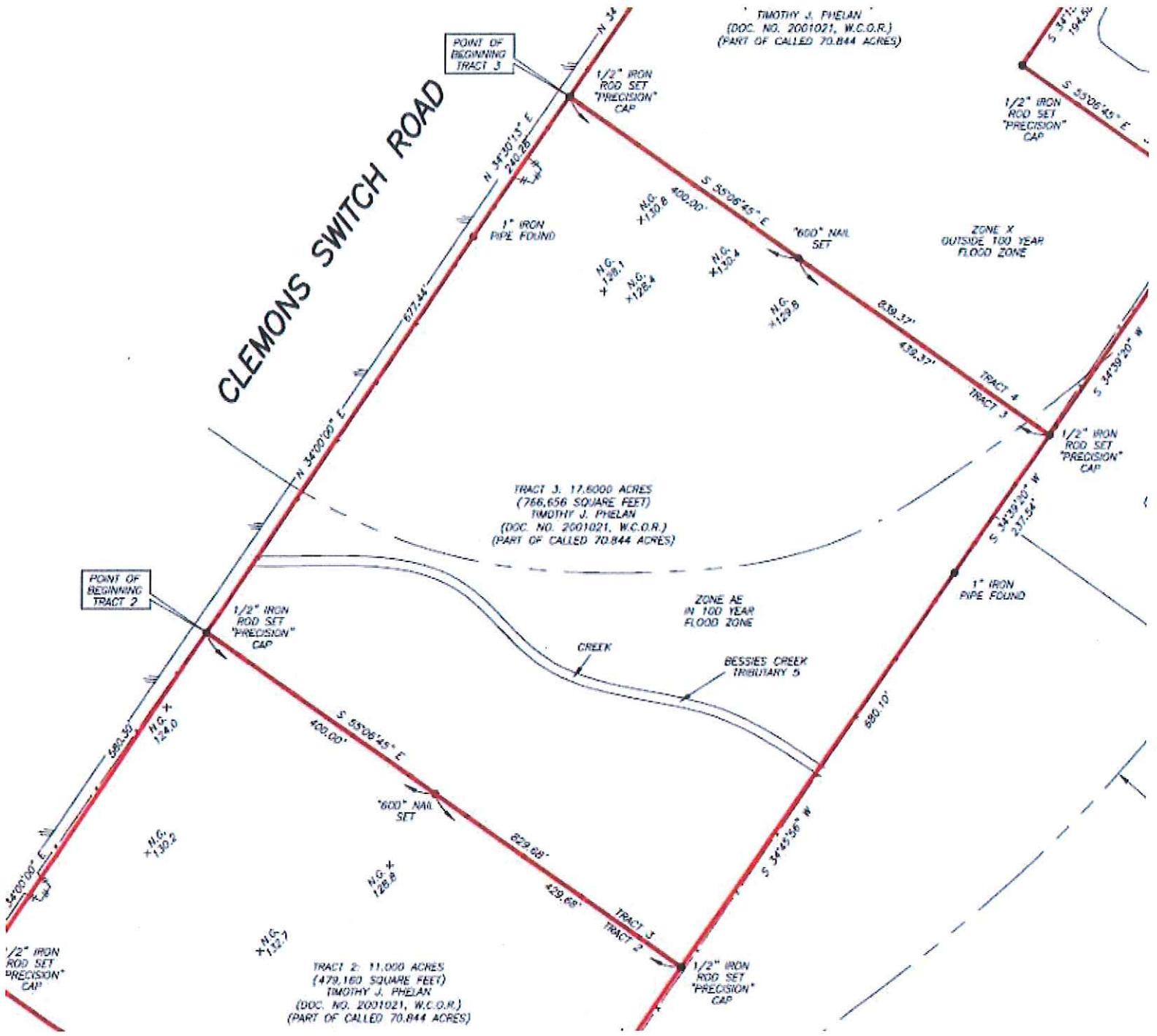
ZONE X
OUTSIDE 100 YEAR
FLOOD ZONE

TRACT 3, 17.6000 ACRES
(766,656 SQUARE FEET)
TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(PART OF CALLED 70.844 ACRES)

ZONE AE
IN 100 YEAR
FLOOD ZONE

CREEK
BESSIES CREEK
TRIBUTARY 5

TRACT 2, 11.000 ACRES
(479,160 SQUARE FEET)
TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(PART OF CALLED 70.844 ACRES)



STATE OF TEXAS §
 §
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COUNTY OF WALLER §

Metes & Bounds Property Description

Tract 3

A tract of land containing 17.6000 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, passing at a distance of 946.59 Feet a 1/2 Inch iron rod with a "Precision" cap set, and continuing for an additional distance of 600.83 Feet for a total distance of 1,547.42 to a 1/2 Inch iron rod with a "Precision" cap set at the northwesterly corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 55° 06' 45" EAST, across and through the aforementioned Phelan Tract, passing at a distance of 400.00 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 at the northeasterly corner of this tract;

THENCE, SOUTH 34° 39' 20" WEST, with the westerly lines of the remainder of a tract recorded in Volume 160, Page 598 of the O.P.R.W.C.T. and a tract recorded in the name of Cynthia Ann Brubanker in Volume 411, Page 496 of the O.P.R.W.C.T., a distance of 237.54 Feet to a 1 Inch iron pipe found at a corner of this tract;

THENCE, SOUTH 34° 45' 56" WEST, continuing with the westerly line of said Brubanker Tract, a distance of 680.10 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeasterly corner of this tract;

THENCE, NORTH 55° 06' 45" WEST, across and through the aforementioned Phelan Tract, passing at a distance of 429.68 Feet a 60d nail set and continuing for a total distance of 829.68 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, with said easterly right-of-way line of Clemons Switch Road the following two (2) courses:

1. NORTH 34° 00' 00" EAST, a distance of 677.44 Feet to a 1 Inch iron rod found at a corner of this tract;
2. NORTH 34° 30' 13" EAST, a distance of 240.28 Feet to the POINT OF BEGINNING and containing 17.6000 Acres of land.

(See attached drawing)



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