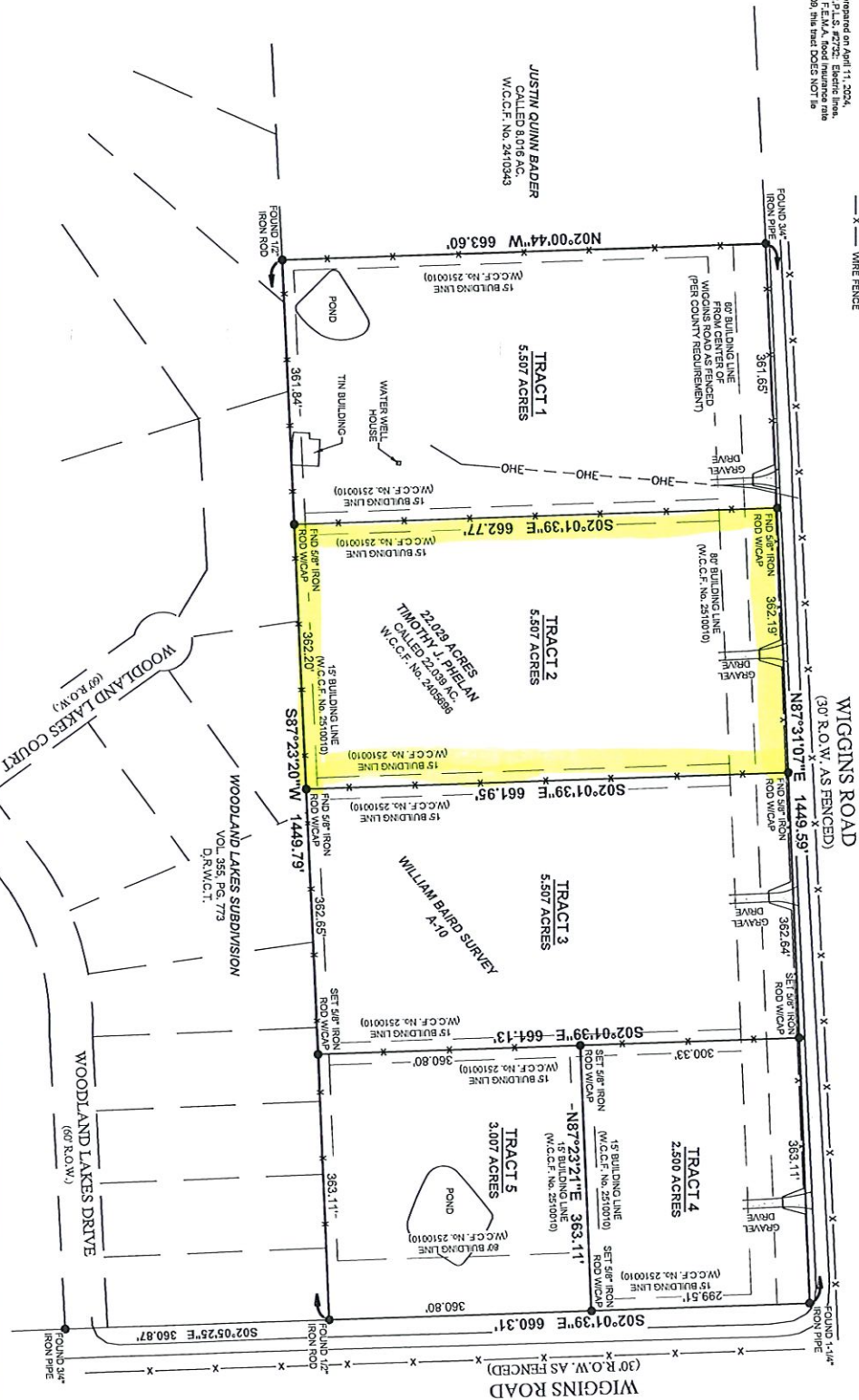


- NOTES**
1. The survey was done in conjunction with title commitment C.F. No. 2432489HC, dated November 06, 2024, provided by National Investors Title Insurance Company. The Surveyor did not research the deed records for the property and, therefore, certain statements may have been printed which are not reflected herein.
 2. Easement: From John C. Cox and Carol J. Cox To: San Bernard Electric Cooperative, Inc. Dated: June 18, 1973 Recorded: Volume 243, Page 253.
 3. Deed: Resurvey, Waller County, Texas survey prepared on April 11, 2024, under the supervision of Herman M. Clay, Jr., R.P.L.S. #2722. Electric lines, Map No. 48472002024, dated February 18, 2024, this tract DOES NOT lie within Zone A or Zone B.
 4. According to horizontal scaling from the current F.E.M.A. flood insurance rate map.

LEGEND

UE UTILITY EASEMENT
BL BUILDING SETBACK LINE
—O— OVERHEAD ELECTRIC WIRE
—X— WIRE FENCE



SURVEY OF: A PARTITION OF A 22.029 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM BAIRD SURVEY, A-10, WALLER COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 62.0 ACRE TRACT RECORDED IN VOLUME 206, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

JOB NUMBER: 2504_R2
DATE: 06/02/2025
FIELD CREW: JG
OFFICE: BR, JL, MW, AT



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on May 28, 2025, that the survey conforms to T.S.P.S. Standards for a Category 1a Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

WIGGINS ROAD
HEMPSTEAD, TEXAS 77445
TC SURVEY & MAPPING
9711 MASON RD. STE 125 #416
RICHMOND, TEXAS 77467
PHONE: (832) 600-2510
dticombsurvey@tcdmproppro.com
TBP&LS Firm 10194775

TC SURVEY & MAPPING
9711 MASON ROAD STE 125 #416
RICHMOND, TEXAS, 77407

Field notes for a survey of a 5.507 acre tract of land being Tract 2 of a partition of a 22.029 acre tract of land recorded in Clerk's File No. 2405696, situated in the William Baird Survey, Abstract 10, Waller County, Texas, said 5.507 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the South line of Wiggins Road in the North line of the above 22.029 acre tract for the Northeast corner of the herein described tract and the Northwest corner of a 5.507 acre tract (Tract 3 surveyed at the same time as this tract and not yet recorded), said point bears S 87 deg. 31 min. 07 sec. W, 725.75 feet from a 1 1/4 inch iron pipe found at the intersection of the South fenced line of Wiggins Road (30 foot width as fenced) with the West fence line of Wiggins Road (at the point where Wiggins Road makes an approximate 90 deg. turn), said point being the Northeast corner of the above 22.029 acre tract;

THENCE S 02 deg. 01 min. 39 sec. E, 661.95 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract and the Southwest corner of Tract 3, said point located in the North line of Woodland Lakes Subdivision (Volume 355, Page 773 Deed Records) and the South line of the above 22.029 acre tract;

THENCE S 87 deg. 23 min. 20 sec. W, 362.20 feet to a 5/8 inch iron rod set in the common line of the above 22.029 acre tract and Woodland Lakes Subdivision for the Southwest corner of the herein described tract and the Southeast corner of a 5.507 acre tract (Tract 1 being surveyed at the same time as this tract and not yet recorded);

THENCE N 02 deg. 01 min. 39 sec. W, 662.77 feet to a 5/8 inch iron rod set in the South line of Wiggins Road for the Northwest corner of the herein described tract and the Northeast corner of Tract 1, said point located in the North line of the above 22.029 acre tract;

THENCE N 87 deg. 31 min. 07 sec. E, 362.19 feet to the POINT OF BEGINNING, and containing 5.507 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4204)



A handwritten signature in cursive script that reads "Andrew P. Titcomb".

Andrew P. Titcomb
R.P.L.S. No. 6951