

- ## LEGEND

UTILITY EASEMENT

BL BUILDING SETBACK LINE

HE — OVERHEAD ELECTRIC WIRE

WINE FENCE



JOB NUMBER:	25264_R2
DATE:	09/02/2025
FIELD CREW:	KB



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on May 29, 2025; that there were no encroachments except as shown; that this 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 RPI S 449451

WIGGINS ROAD
HEMPSTEAD, TEXAS 77445

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Field notes for a survey of a 5.507 acre tract of land being Tract 3 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 4 surveyed at the same time as this tract and not yet recorded), said point bears S 87 deg. 31 min. 07 sec. W, 363.11 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 both Tract 4 and of the above 22.029 acre tract;

THENCE S 02 deg. 01 min. 39 sec. E, 661.13 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract and the Southwest corner of Tract 4, said point located in the North line of Woodland Lakes Subdivision (Volume 355, Page 773 Deed Records);

THENCE S 87 deg. 23 min. 20 sec. W, 362.65 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 2 being surveyed at the same time as this tract and not yet recorded);

THENCE N 02 deg. 01 min. 39 sec. W, 661.95 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 2, said point located in the North line of the above 22.029 acre tract;

THENCE N 87 deg. 31 min. 07 sec. E, 362.64 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 black ink that reads "Andrew P. Titcomb". The signature is written in a cursive style and is positioned above a horizontal line.

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