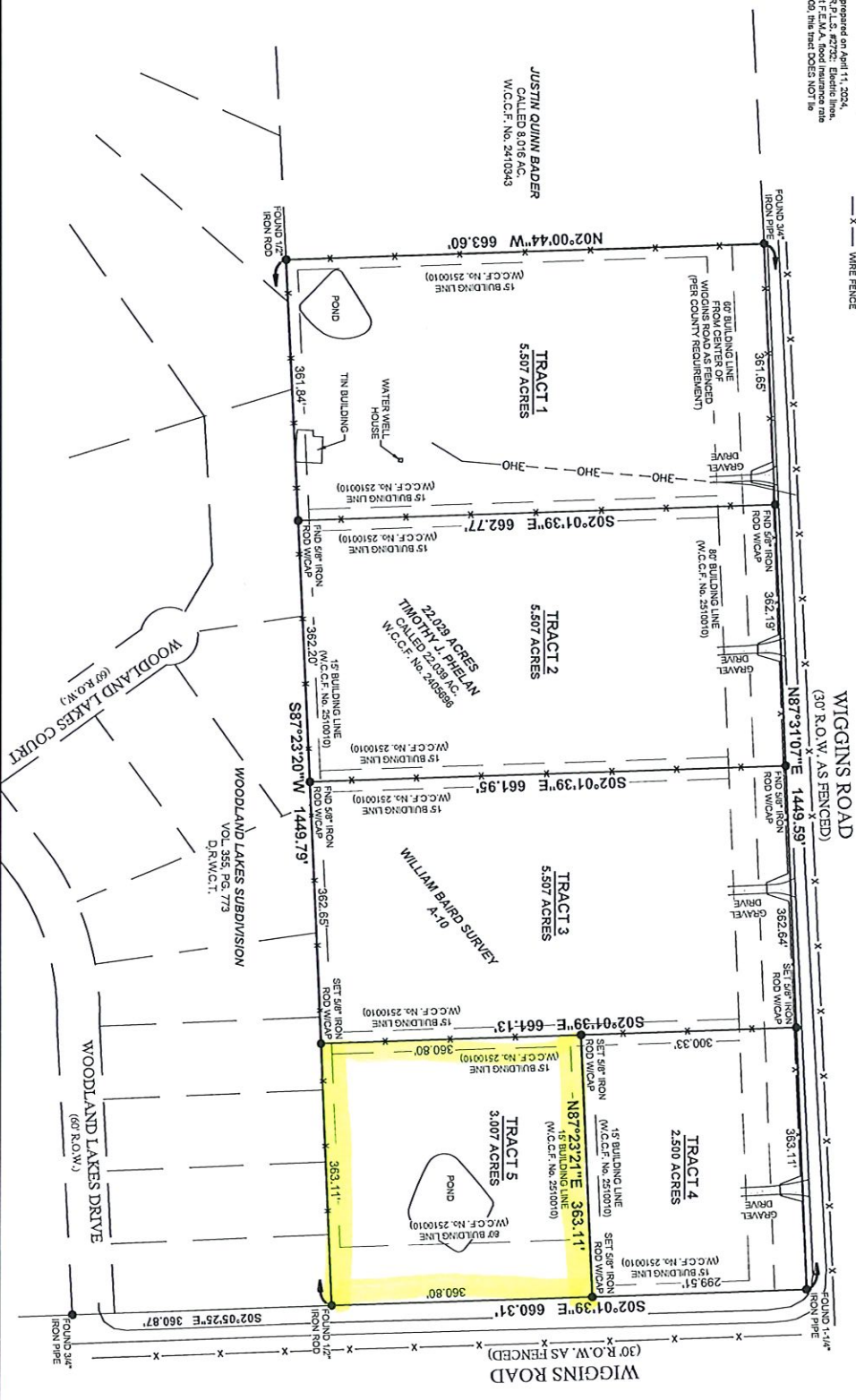


- NOTES:**
1. The survey was done in conjunction with title commitment C.F. No. 243545916, dated November 06, 2024, provided by National Investors' Title Insurance Company. The Surveyor did not research the deed records for the property and cannot guarantee the accuracy of the information. The survey was made from the ground and certain statements may have been granted which are not reflected hereon.
 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. The following matters as evidenced on survey prepared on April 11, 2024, under the supervision of Herman M. Clay, Jr., R.P.L.S. #2726, Electric line.
 4. According to horizontal scaling from the current F.C.L.M.A. road insurance map with Zone 'X' or Zone 'M'.

LEGEND

- UE UTILITY EASEMENT
BL BUILDING SETBACK LINE
— OH — 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:	25004_R2
DATE:	09/02/2025
FIELD CREW:	KB
OFFICE:	BR, J.L., AW, AT



I, Andrew P. Titecomb, certify that this survey was performed under my supervision on May 29, 2025, that the survey conforms to the standards of the Surveying and Mapping Act of 2005, and that the survey was made from the ground and certain statements may have been granted which are not reflected hereon.

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

WIGGINS ROAD
HEMPSTEAD, TEXAS 77445

TC SURVEY & MAPPING
9711 MASON RD, STE 125 #416
RICHMOND, TEXAS 77407
PHONE: (832) 600-2510
otitcomb@tcsurveyandmapping.com
TBPPLS Firm 10194775

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

Field notes for a survey of a 3.007 acre tract of land being Tract 5 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 3.007 acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1 ¼ 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 a 2.500 acre tract (Tract 4 surveyed at the same time as this tract and not yet recorded) and of the above 22.029 acre tract;

THENCE S 02 deg. 01 min. 39 sec. E, 299.51 feet to 5/8 inch iron rod set in the West line of Wiggins Road for the Northeast corner and PLACE OF BEGINNING of the herein described tract and the Southeast corner of Tract 4;

THENCE S 02 deg. 01 min. 39 sec. E, 360.80 feet to a ½ inch iron rod found for the Southeast corner of the herein described tract, the Southeast corner of the above 22.029 acre tract and the Northeast corner of Woodland Lakes Subdivision (Volume 355, Page 773 Deed Records);

THENCE S 87 deg. 23 min. 20 sec. W, 363.11 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 3 being surveyed at the same time as this tract and not yet recorded);

THENCE N 02 deg. 01 min. 39 sec. W, 360.80 feet to a 5/8 inch iron rod set for the Northwest corner of this tract, the Southwest corner of Tract 4 and located in the East line of Tract 3;

THENCE N 87 deg. 23 min. 21 sec. E, 363.11 feet to the POINT OF BEGINNING, and containing 3.007 acres of land.

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



Andrew P. Titcomb

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