

LINE	BEARING	DISTANCE
L1	N 00°47'12" W	226.50'
L2	N 62°11'00" W	114.80'
L3	N 73°30'00" W	130.20'
L4	N 55°04'14" W	274.15'
L5	N 55°04'14" W	276.23'
L6	N 00°47'12" W	120.00'
L7	N 00°47'12" W	311.00'
L8	N 89°14'42" E	420.20'
L9	S 00°47'12" E	311.16'
L10	S 89°16'00" W	420.20'

LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- ⊙ TELE PEDESTAL
- ⊙ POWER POLE
- ⊙ WATER WELL
- ⊙ METER POLE

COVERED AREA

GRAVEL

- x— BARB WIRE FENCE
- +— HIGH BANK
- #— OVERHEAD POWER

NOTES:
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS. ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. BEARINGS BASED ON RECORDED PLAT/DEED OF THE 22.494 ACRES (VOL. 886, PG. 691 D.R.W.C.) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS. THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS.

DESCRIPTION:

BEING A 22.921 ACRES PARCEL OF LAND (CALLED 22.494 ACRES)

RECORDATION: VOL 886, PG 691 D.R.W.C. COUNTY: WALLER ST: TX ABSTRACT: O. WINGFIELD, A-269

RECORD OWNER: DON JOHNSON TITLE COMPANY:

PURCHASER: LENDER: ADDRESS: 2160 BOWLER ROAD WALLER, TX 77484

FIELD WORK:

TO

DRAFTED BY:

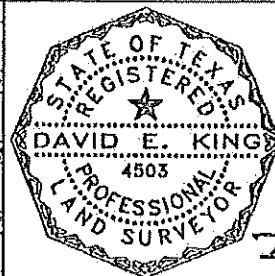
DK, JR

10/21/2020

CHECKED BY:

DK, SR

C.F. NUMBER



FIRM NO.
10152100

I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

KLSS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
315 BOWLER STREET, SUITE 200, WALLER, TX 77484 (281) 900-0003

REMAINDER OF THE
CALLED 26.3662 ACRES
(VOL. 957, PG. 186 D.R.W.C.)

CALLLED 5.15 ACRES
(VOL. 447, PG. 867 D.R.W.C.)

REMAINDER OF THE
CALLED 26.3662 ACRES
(VOL. 957, PG. 186 D.R.W.C.)

22.921 ACRES
998426 SQ. FT.
CALLED 22.919 ACRES
(VOL. 886, PG. 691 D.R.W.C.)

CALLLED 17.39 ACRES
REMAINDER OF THE
CALLED 22.3933 ACRES
(VOL. 457, PG. 394 D.R.W.C.)

CALLLED 5.00 ACRES
(VOL. 551, PG. 688 D.R.W.C.)

METES AND BOUNDS
22.921 ACRE PARCEL
LOCATED IN THE
O. WINGFIELD SURVEY,
ABSTRACT 269,
WALLER COUNTY, TEXAS

Being a 22.921 acre parcel of land situated in the O. Wingfield Survey, Abstract 269, Waller County, Texas, and being the same called 22.494 acres as recorded in Volume 886, Page 691 of the Deed Records of Waller County, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the eastern right of way of Bowler Road (R.O.W. varies) for the northwest corner of the called 17.39 acres remainder of the called 22.3933 acres as recorded in Volume 457, Page 394 D.R.W.C., and marking the southwest corner of the herein described parcel;

THENCE, North 00°47'12" West (called North 00°20'00" East), a distance of 431.00 feet along the eastern right of way of Bowler Road to a 5/8" iron rod set with plastic cap for the southwest corner called 5.15 acres as recorded in Volume 447, Page 867 D.R.W.C. and being out of the called 26.3662 acres as recorded in Volume 957, Page 186 D.R.W.C., and marking the northwest corner of the herein described parcel;

THENCE, North 89°14'42" East (called North 89°16'30" East), a distance of 2169.86 feet along the southern line of the called 26.3662 acres to a 1/2" iron rod found in the western line of the called 42.41 acres as recorded in Waller County Clerk's File 2419001263 for the southeast corner of the called 26.3662 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 00°19'23" East, along the western line of the called 42.41 acres, passing at a distance of 645.11 a 5/8" iron rod set with plastic cap for reference in the high bank of a creek, and continuing for a total distance of 685.11 feet to a point for corner in the centerline of said creek for the northeast corner of the called 5.00 acres as recorded in Volume 551, Page 688 D.R.W.C., and marking the southeast corner of the herein described parcel;

THENCE, along the meanders of said creek and the northern line of the called 5.00 acres, the following courses and distances:

THENCE, North 62°11'00" West, a distance of 114.80 feet to a point for corner;

THENCE, North 73°30'00" West, a distance of 130.20 feet to a point for corner;

THENCE, North 55°04'14" West, a distance of 274.15 feet (called 276.23 feet) to a point for corner;

THENCE, South 89°16'00" West, along the northern line of the called 5.00 acres and the called 17.39 acres, passing at a distance of 39.00 feet a 3/8" iron rod found for reference which bears South, a distance of 0.90 feet, and then passing at a distance of 138.62 feet a 1/2" iron rod found for the northwest corner of the called 5.00 acres, and for the northeast corner of the called 17.39 acres, and continuing for a total distance of 1716.63 feet back to the POINT OF BEGINNING and containing 22.921 acres of land.