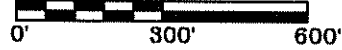


ADDRESS: 2125 PEACH RIDGE ROAD

GRAPHIC SCALE

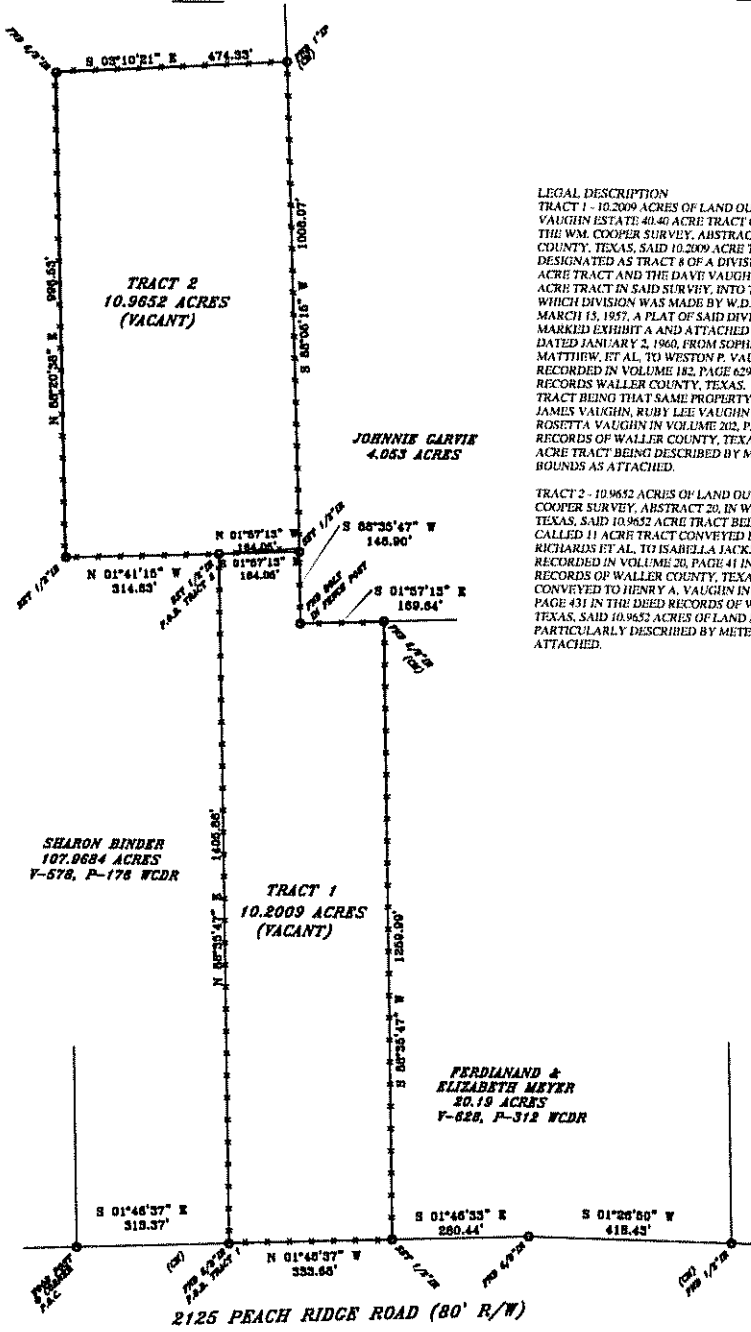


LEGEND

IRON ROD
UTILITY EASEMENT
BUILDING LINE
AERIAL EASEMENT
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE

U.C.
C.C.
C.C.
WOOD

COVERED AREA
CONCRETE
WOOD



LEGAL DESCRIPTION
TRACT 1 - 10.2009 ACRES OF LAND OUT OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT OF LAND LYING IN THE WM. COOPER SURVEY, ABSTRACT 20, IN WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING DESIGNATED AS TRACT 8 OF A DIVISION OF SAID 40.40 ACRE TRACT AND THE DAVE VAUGHN ESTATE 65.52 ACRE TRACT IN SAID SURVEY, INTO TEN TRACTS, WHICH DIVISION WAS MADE BY W.D. KENNEDY ON MARCH 13, 1957, A PLAT OF SAID DIVISION BEING MARKED EXHIBIT A AND ATTACHED TO A DEED DATED JANUARY 2, 1960, FROM SOPHONIA VAUGHN MATTHEW, ET AL, TO WESTON P. VAUGHN, ET AL, RECORDED IN VOLUME 182, PAGE 629-642, DEED RECORDS WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING THAT SAME PROPERTY CONVEYED TO JAMES VAUGHN, RUBY LEE VAUGHN BOSTICK AN ROSETTA VAUGHN IN VOLUME 202, PAGE 688 DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2 - 10.9652 ACRES OF LAND OUT THE WM. COOPER SURVEY, ABSTRACT 20, IN WALLER COUNTY, TEXAS, SAID 10.9652 ACRE TRACT BEING THE SAME CALLED 11 ACRE TRACT CONVEYED BY FRANK RICHARDS ET AL, TO ISABELLA JACKSON AS RECORDED IN VOLUME 20, PAGE 41 IN THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND LATER CONVEYED TO HENRY A. VAUGHN IN VOLUME 44, PAGE 431 IN THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 10.9652 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SHARON BINDER
107.9684 ACRES
V-576, P-176 WCDR

JOHNNIE GARVIN
4.053 ACRES

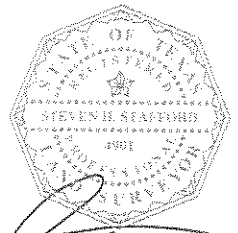
TRACT 1
10.2009 ACRES
(VACANT)

FERDINAND &
ELIZABETH MEYER
20.19 ACRES
V-828, P-312 WCDR

2125 PEACH RIDGE ROAD (80' R/W)



ELEVATION EXPRESS LAND SURVEYS
FIRM NO. 1019180
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-3685



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER TBD
JOB# 1807053
GE# 17473031725/1710721-31KHF
DATE 8-1-2018

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIE IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL ZONE COORDINATE SYSTEM 8304, NAD83, 2011 ADA GEODESY UNLESS OTHERWISE NOTED.
THIS SURVEY IS CERTIFIED ON THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER. SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BURDENS THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. LIABILITY IS BORNE BY SURVEYOR AND RELIANT TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding properties of this property. According to the Flood Insurance Rate Map for WALLER COUNTY, Dated 7-18-2013, Map No. 48473083251, the property described lies within "ZONE A1" of the 500 yr. Flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

2125 PEACH RIDGE RD. BROOKSHIRE, TEXAS 77423

FIELD NOTES

JOB# 1807053

METES & BOUNDS:

Exhibit "A"

TRACT 1

BEING 10.2009 ACRES OF LAND OUT OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT OF LAND LYING IN THE WM. COOPER SURVEY, ABSTRACT 20, IN WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING DESIGNATED AS TRACT 8 OF A DIVISION OF SAID 40.40 ACRE TRACT AND THE DAVE VAUGHN ESTATE 65.52 ACRE TRACT IN SAID SURVEY, INTO TEN TRACTS, WHICH DIVISION WAS MADE BY W.D. KENNEDY ON MARCH 15, 1957, A PLAT OF SAID DIVISION BEING MARKED EXHIBIT "A" AND ATTACHED TO A DEED DATED JANUARY 2, 1960, FROM SOPHRONIA VAUGHN MATTHEW, ET AL, TO WESTON P. VAUGHN, ET AL, RECORDED IN VOLUME 182, PAGE 629-642, DEED RECORDS WALLER COUNTY, TEXAS. SAID 10.2009 ACRE TRACT BEING THAT SAME CALLED 10.1 ACRE PROPERTY CONVEYED TO JAMES VAUGHN, RUBY LEE VAUGHN BOSTICK AN ROSETTA VAUGHN IN VOLUME 202, PAGE 688 DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FENCE POST FOUND AT THE INTERSECTION OF A FENCE LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD (80 FEET WIDE), AND MARKING THE NORTHWEST CORNER OF THE SAID PARTITION OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT;

THENCE SOUTH 01°46'37" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PEACH RIDGE ROAD AND THE WEST LINE OF THE SAID DAVE VAUGHN 40.40 ACRE TRACT, A DISTANCE OF 313.37 FEET TO A 5/8 INCH FOUND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF TRACT 8 OF THE SAID PARTITION OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT;

THENCE NORTH 88°35'47" EAST, ALONG THE NORTH LINE OF SAID TRACT 8 AND THE SOUTH LINE OF TRACT 7 OF THE SAID DAVE VAUGHN ESTATE 40.40 ACRE TRACT, SAID TRACT 7 NOW BEING PART OF A 107.9684 ACRE TRACT OF LAND CONVEYED TO SHARON BINDER RECORDED UNDER VOLUME 578, PAGE 176 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, A DISTANCE OF 1405.86 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01°57'13" EAST, A DISTANCE OF 164.05 FEET TO A ½ INCH IRON ROD SET FOR ANGLE POINT;

THENCE SOUTH 88°35'47" WEST, A DISTANCE OF 146.90 FEET TO AN IRON BOLT FOUND IN A FENCE POST MARKING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01°57'13" EAST, A DISTANCE OF 169.64 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AND THE NORTHEAST CORNER OF TRACT 9 OF THE SAID PARTITION OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT, SAID TRACT 9 BEING PART OF A 20.19 ACRE TRACT (CALLED TRACT 9 AND TRACT 10), CONVEYED TO FERDIANAND & ELIZABETH MEYER, RECORDED UDER VOLUME 628, PAGE 312 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE SOUTH 88°35'47" WEST, ALONG THE NORTH LINE OF SAID TRACT 9 AND THE SOUTH LINE OF TRACT 8, A DISTANCE OF 1259.99 FEET TO A ½ INCH IRON ROD SET IN THE EAST LINE OF SAID PEACH RIDGE ROAD MARKING THE SOUTHWEST LINE OF HEREIN DESCRIBED TRACT;

THENCE NORTH 01°46'37" WEST, ALONG THE EAST LINE OF SAID PEACH RIDGE ROAD, A DISTANCE OF 333.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.2009 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING 10.2009 ACRES OF LAND OUT OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT OF LAND LYING IN THE WM. COOPER SURVEY, ABSTRACT 20, IN WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING DESIGNATED AS TRACT 8 OF A DIVISION OF SAID 40.40 ACRE TRACT AND THE DAVE VAUGHN ESTATE 65.52 ACRE TRACT IN SAID SURVEY, INTO TEN TRACTS, WHICH DIVISION WAS MADE BY W.D. KENNEDY ON MARCH 15, 1957, A PLAT OF SAID DIVISION BEING MARKED EXHIBIT "A" AND ATTACHED TO A DEED DATED JANUARY 2, 1960, FROM SOPHRONIA VAUGHN MATTHEW, ET AL, TO WESTON P. VAUGHN, ET AL, RECORDED IN VOLUME 182, PAGE 629-642, DEED RECORDS WALLER COUNTY, TEXAS. SAID 10.2009 ACRE TRACT BEING THAT SAME PROPERTY CONVEYED TO JAMES VAUGHN, RUBY LEE VAUGHN BOSTICK AN ROSETTA VAUGHN IN VOLUME 202, PAGE 688 DEED

RECORDS OF WALLER COUNTY, TEXAS, SAID 10.2009 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD (80 FEET WIDE), AND MARKING THE NORTHWEST CORNER OF A CALLED TRACT 8 PARTITION OF THE DAVE VAUGHN ESTATE 40.40 ACRE TRACT RECORDED UNDER VOLUME 202, PAGE 688 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND THE SOUTHWEST CORNER OF A 107.9684 ACRE TRACT OF LAND CONVEYED TO SHARON BINDER RECORDED UNDER VOLUME 578, PAGE 176 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE NORTH 88°35'47" EAST, ALONG THE NORTH LINE OF SAID TRACT 8 AND THE SOUTH LINE OF SAID BINDER TRACT, A DISTANCE OF 1405.86 FEET TO A ½ INCH IRON ROD SET FOR THE PLACE OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTH 01°41'15" WEST, FOLLOWING A COMMON LINE WITH SAID BINDER TRACT, A DISTANCE OF 314.63 FEET TO A ½ INCH IRON ROD SET FOR NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 88°20'38" EAST, CONTINUING TO FOLLOW A COMMON LINE WITH SAID BINDER TRACT, A DISTANCE OF 996.53 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 03°10'21" EAST, CONTINUING TO FOLLOW A COMMON LINE OF SAID BINDER TRACT, A DISTANCE OF 474.33 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°05'15" WEST, ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINE OF A 4.053 ACRE TRACT (FOUND NO DEED), A DISTANCE OF 1008.07 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 01°57'13" WEST, WITH THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 164.05 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.9652 ACRES OF LAND, MORE OR LESS.

Steven H. Stafford
R.P.L.S. 4901
DATE: August 1, 2018
Elevation Express Land Surveys-Firm #10191800

