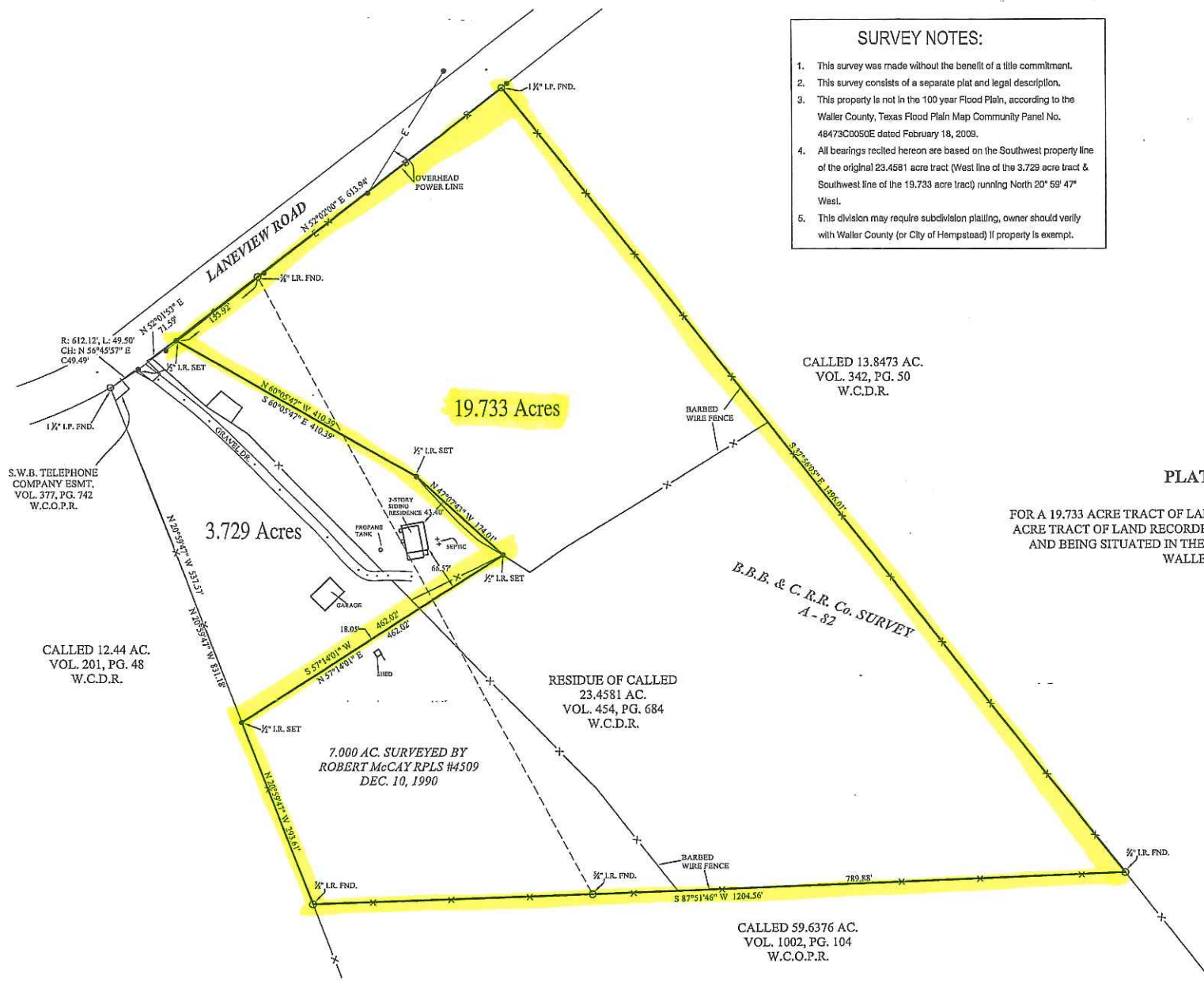
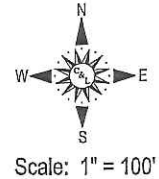


SURVEY NOTES:

1. This survey was made without the benefit of a title commitment.
2. This survey consists of a separate plat and legal description.
3. This property is not in the 100 year Flood Plain, according to the Waller County, Texas Flood Plain Map Community Panel No. 48473C0050E dated February 18, 2009.
4. All bearings recited hereon are based on the Southwest property line of the original 23.4581 acre tract (West line of the 3.729 acre tract & Southwest line of the 19.733 acre tract) running North 20° 59' 47" West.
5. This division may require subdivision plating, owner should verify with Waller County (or City of Hempstead) if property is exempt.



PLAT OF SURVEY

FOR A 19.733 ACRE TRACT OF LAND BEING THE RESIDUE OF A CALLED 23.4581 ACRE TRACT OF LAND RECORDED IN VOLUME 454, PAGE 684 DEED RECORDS AND BEING SITUATED IN THE B.B.B.&C. R.R. Co. SURVEY, ABSTRACT 82, WALLER COUNTY, TEXAS.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in December, 2016 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.

draft copy for review
 For Clay & Leyendecker, Inc.
 David Leyendecker, R.P.L.S.
 Texas Registration No. 2085

This survey is valid only with an original signature.

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 Katy, Texas
 Texas Registered Engineering Firm F-2309

Scale :	1" = 100'
File Name:	16-198(B)
Dwn. By :	br
Date :	12-13-16
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FIELD NOTES FOR A 19.733 ACRE TRACT OF LAND BEING THE RESIDUE OF A CALLED 23.4581 ACRE TRACT OF LAND RECORDED IN VOLUME 454, PAGE 684 DEED RECORDS AND BEING SITUATED IN THE B.B.B.&C. R.R. Co. SURVEY, ABSTRACT 82, WALLER COUNTY, TEXAS.

COMMENCING FOR REFERENCE: At a 1 ¼ inch iron pipe found in the South right-of-way line of Laneview Road being the Northwest corner of both the above described 23.4581 acre tract and a 3.729 acre tract (surveyed at the same time as this tract and not yet recorded) and also the Northwest corner of a Southwestern Bell Telephone Company Easement as recorded in Volume 377, Page 742 Deed Records, said point also being the Northeast corner of a called 12.44 acre tract, Volume 201, Page 48 Deed Records;

THENCE: With a curve to the left having a radius of 612.12 feet, a length of 49.50 feet, and a chord bearing of North 56° 45' 57" East a distance of 49.49 feet to a ½ inch iron rod set for a point-of-tangency of said curve in Laneview Road;

THENCE: North 52° 01' 53" East a distance of 71.59 feet with the South right-of-way line of Laneview Road to a ½ inch iron rod set for the North corner of the 3.729 acre tract and the Northwest corner and **PLACE OF BEGINNING** of this tract being the residue of the above described 23.4581 acre tract;

THENCE: North 52° 02' 00" East at a distance of 153.92 feet passing a 5/8 inch iron rod found for the North corner of a 7.000 acre tract surveyed by Robert McCay RPLS #4509 on December 10, 1990 (no recording information found) and continuing on for a total distance of 613.94 feet along the South right-of-way line of Laneview Road to a 1 ¼ inch iron pipe found for the North corner of this tract and the West corner of a called 13.8473 acre tract recorded in Volume 342, Page 50 Official Public Records;

THENCE: South 37° 56' 05" East a distance of 1496.01 feet with the common line of this tract and the 13.8473 acre tract to a 5/8 inch iron rod found for the East corner of this tract located in the Southwest line of the 13.8473 acre tract, said point also being a Northeast corner of a called 59.6376 acre tract recorded in Volume 1002, Page 104 Official Public Records;

THENCE: South 87° 51' 46" West at a distance of 789.88 feet with the common line of this tract and the 56.6376 acre tract passing a 5/8 inch iron rod found for the Southeast corner of the before mentioned 7.000 acre tract and continuing on for a total distance of 1204.56 feet to a 5/8 inch iron rod found for the Southwest corner of this tract located in the East line of the before described 12.44 acre tract and being the Northwest corner of the 59.6376 acre tract;

THENCE: North 20° 59' 47" West a distance of 293.61 feet to a ½ inch iron rod set for a West corner of this tract and the Southwest corner of the 3.729 acre tract located in the East line of the 12.44 acre tract;

THENCE: With the common line of this tract and the 3.729 acre tract the following calls:

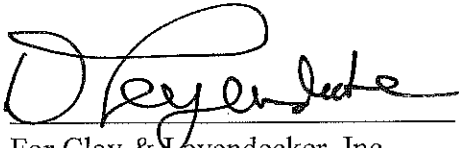
North 57° 14' 01" East a distance of 462.02 feet to a ½ inch iron rod set for an interior corner of this tract and the Southeast corner of the 3.729 acre tract;

North 47° 07' 43" West a distance of 174.01 feet to a ½ inch iron rod set;

North 60° 05' 47" West a distance of 410.39 feet to the **PLACE OF BEGINNING** and containing 19.733 acres of land.

All bearings recited hereon are based on the Southwest property line of the original 23.4581 acre tract (West line of the 3.729 acre tract & Southwest line of the 19.733 acre tract) running North 20° 59' 47" West.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085
December 16, 2016
Br
B.B.B.C82-3.729AC-16-198

