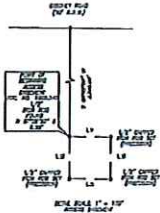


OF NO. 16423030568 STEWART TITLE  
 ADDRESS: FM 1736 ROAD  
 HEMPSTEAD, TEXAS 77445  
 BORROWER: TIMOTHY J. PHELAN

THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAIN AS ESTABLISHED  
 BY THE U.S. DEPT. OF HOUSING & URBAN  
 DEVELOPMENT  
 COUNTY/STATE NO. 48/300 0073 E  
 MAP NUMBER 12/14/2009  
 ZONE A

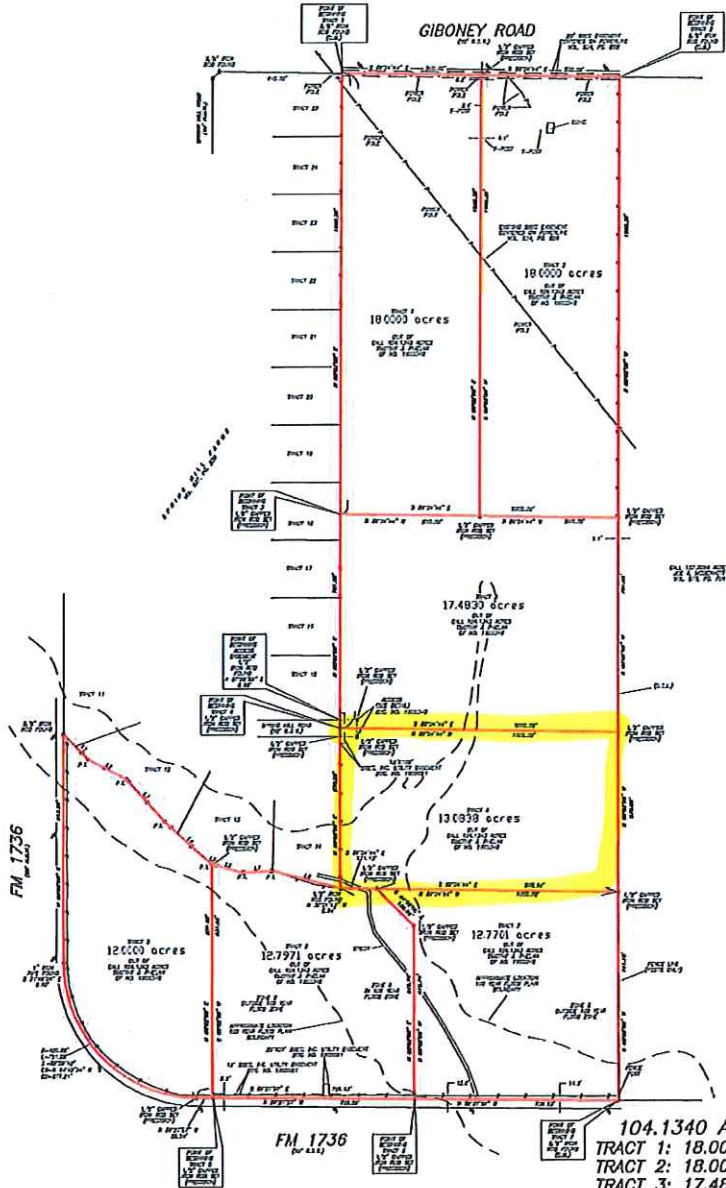
BASED ONLY ON VISUAL EXAMINATION OF THIS  
 PARCEL(S) OF FEASIBLE BUT NOT EXACT  
 DETERMINATION FROM AERIAL PHOTO

A SURVEYOR'S INVESTIGATION  
 HAS REVEALED THE SCOPE OF THIS SURVEY



LINE	THICKNESS	MARKING
1	1/8"	BLACK
2	1/8"	RED
3	1/8"	WHITE
4	1/8"	BLACK
5	1/8"	RED
6	1/8"	WHITE
7	1/8"	BLACK
8	1/8"	RED
9	1/8"	WHITE
10	1/8"	BLACK
11	1/8"	RED
12	1/8"	WHITE
13	1/8"	BLACK
14	1/8"	RED
15	1/8"	WHITE
16	1/8"	BLACK
17	1/8"	RED
18	1/8"	WHITE
19	1/8"	BLACK
20	1/8"	RED
21	1/8"	WHITE
22	1/8"	BLACK
23	1/8"	RED
24	1/8"	WHITE
25	1/8"	BLACK
26	1/8"	RED
27	1/8"	WHITE
28	1/8"	BLACK
29	1/8"	RED
30	1/8"	WHITE
31	1/8"	BLACK
32	1/8"	RED
33	1/8"	WHITE
34	1/8"	BLACK
35	1/8"	RED
36	1/8"	WHITE
37	1/8"	BLACK
38	1/8"	RED
39	1/8"	WHITE
40	1/8"	BLACK
41	1/8"	RED
42	1/8"	WHITE
43	1/8"	BLACK
44	1/8"	RED
45	1/8"	WHITE
46	1/8"	BLACK
47	1/8"	RED
48	1/8"	WHITE
49	1/8"	BLACK
50	1/8"	RED
51	1/8"	WHITE
52	1/8"	BLACK
53	1/8"	RED
54	1/8"	WHITE
55	1/8"	BLACK
56	1/8"	RED
57	1/8"	WHITE
58	1/8"	BLACK
59	1/8"	RED
60	1/8"	WHITE
61	1/8"	BLACK
62	1/8"	RED
63	1/8"	WHITE
64	1/8"	BLACK
65	1/8"	RED
66	1/8"	WHITE
67	1/8"	BLACK
68	1/8"	RED
69	1/8"	WHITE
70	1/8"	BLACK
71	1/8"	RED
72	1/8"	WHITE
73	1/8"	BLACK
74	1/8"	RED
75	1/8"	WHITE
76	1/8"	BLACK
77	1/8"	RED
78	1/8"	WHITE
79	1/8"	BLACK
80	1/8"	RED
81	1/8"	WHITE
82	1/8"	BLACK
83	1/8"	RED
84	1/8"	WHITE
85	1/8"	BLACK
86	1/8"	RED
87	1/8"	WHITE
88	1/8"	BLACK
89	1/8"	RED
90	1/8"	WHITE
91	1/8"	BLACK
92	1/8"	RED
93	1/8"	WHITE
94	1/8"	BLACK
95	1/8"	RED
96	1/8"	WHITE
97	1/8"	BLACK
98	1/8"	RED
99	1/8"	WHITE
100	1/8"	BLACK

NOTE: THIS SURVEY WAS CONDUCTED BY FIELD SURVEYING  
 AND NOT BY AERIAL PHOTOGRAPHY. THE SURVEY  
 WAS CONDUCTED BY FIELD SURVEYING AND NOT BY  
 AERIAL PHOTOGRAPHY.



**104,134 ACRES**  
 TRACT 1: 18,000 ACRES  
 TRACT 2: 18,000 ACRES  
 TRACT 3: 17,483 ACRES  
 TRACT 4: 13,083 ACRES  
 TRACT 5: 12,000 ACRES  
 TRACT 6: 12,791 ACRES  
 TRACT 7: 12,770 ACRES  
 ACCESS EASEMENT: 3600 SQUARE FEET  
 BEING SITUATED IN THE  
 JOHN BAKER SURVEY, A-71  
 WALLER COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE 10/24/2011 DATE THIS PLAN WAS  
 PREPARED BY THE SURVEYOR AND THAT I AM  
 A LICENSED SURVEYOR IN THE STATE OF TEXAS  
 AND THAT I AM NOT PROVIDING THIS SERVICE  
 UNDER ANY CONTRACT OR AGREEMENT AND  
 AM NOT PROVIDING THIS SERVICE  
 UNDER ANY CONTRACT OR AGREEMENT AND  
 AM NOT PROVIDING THIS SERVICE  
 UNDER ANY CONTRACT OR AGREEMENT



**PRECISION SURVEYORS**  
 INTERNATIONAL LAND SURVEYORS  
 11111 W. 111th St., Suite 100  
 Overland Park, KS 66213  
 Phone: (913) 241-1111  
 Fax: (913) 241-1112  
 Email: info@precisionks.com  
 Website: www.precisionks.com

DATE: 11/27/2011

DRAWN BY: BR

STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF WALLER

TRACT 4

A TRACT OR PARCEL OF LAND CONTAINING 13.0838 ACRES OF LAND, (569,932 SQUARE FEET), SITUATED IN THE JOHN BAKER SURVEY, ABSTRACT NUMBER 71, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 104.1343 ACRE TRACT OF LAND AS CONVEYED TO TIMOTHY J. PHELAN BY INSTRUMENT RECORDED IN DOCUMENT CF NO.1603346 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAID 13.0838 ACRE TRACT OF LAND BEING DESIGNATED AS TRACT 4 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT CF NO. 1603346 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS).

BEGINNING at a capped, (Precision), iron rod set on the common line of said 104.1343 Acre Tract, same being the intersection of the centerline of Spring Hill Road, (60.00 Foot Right-of-Way), with the common line of Spring Hill Farms, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 627, Page 230, of the Map Records of Waller County, Texas, for the southwest corner of that certain called 17.4830 acre tract of land designated as Tract 3, out of said 104.1343 Acre Tract, same being the northwest corner and POINT OF BEGINNING of the herein described tract, from which a 5/8" iron rod found for the northeast corner of said Spring Hill Farms, same being the northwest corner of said 104.1343 Acre Tract, bears, N 00°02'00" E, a distance of 2330.00 feet;

Thence, S 89°04'44" E, across said 104.1343 Acre Tract, with the common line of said Tract 3, a distance of 1000.00 feet to a capped, (Precision), iron rod set on the common line of that certain called 157.0094 acre tract of land as conveyed to Joe A. McDermott by instrument recorded in Volume 873, Page 704, of the Deed Records of Waller County, Texas, same being the common line of said 104.1343 Acre Tract, for the southeast corner of said Tract 3, same being the northeast corner of the herein described tract;

Thence, S 00°02'00" W, with the common line of said 157.0094 Acre Tract, same being the common line of said 104.1343 Acre Tract, a distance of 570.00 feet to a capped, (Precision), iron rod set for the northeast corner of that certain called 12.7701 acre tract of land designated as Tract 7, out of said 104.1343 Acre Tract, same being the southeast corner of the herein described tract;

Thence, N 89°04'44" W, across said 104.1343 Acre Tract, with the common line of said Tract 7, pass at a distance of 868.90 feet a capped, (Precision), iron rod set for the northwest corner of said Tract 7, same being a corner of that certain called 12.7971 acre tract of land designated as Tract 6, out of said 104.1343 Acre Tract, for a total distance of 1000.00 feet to a calculated point for the southeast corner of Tract 14, of said Spring Hill Farms, same being a corner of said Tract 6, same being the southwest corner of the herein described tract, from which a 1/2" iron rod found bears, N 32°01'43" W, a distance of 0.64 feet;

Thence, N 00°02'00" E, with the common line of said Spring Hill Farms, same being the common line of said 104.1343 Acre Tract, a distance of 570.00 feet to the POINT OF BEGINNING and containing 13.0838 acres of land, (569,932 square feet), more or less.



See Drawing Attached

James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 16-04316  
July 20, 2016



STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF WALLER

ACCESS EASEMENT

A TRACT OR PARCEL OF LAND CONTAINING 0.0827 ACRES OF LAND, (3,600 SQUARE FEET), SITUATED IN THE JOHN BAKER SURVEY, ABSTRACT NUMBER 71, WALLER COUNTY, TEXAS, BEING AN ACCESS EASEMENT OUT OF AND A PART OF THAT CERTAIN CALLED 104.1343 ACRE TRACT OF LAND AS CONVEYED TO TIMOTHY J. PHELAN BY INSTRUMENT RECORDED IN DOCUMENT CF NO.1603346 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAID 0.0827 ACRE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT CF NO. 1603346 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS).

BEGINNING at a capped, (Precision), iron rod set on the common line of said 104.1343 Acre Tract, same being the common line of that certain called 17.4830 acre tract of land designated as Tract 3, out of said 104.1343 Acre Tract, same being the intersection of the north right-of-way line of Spring Hill Road, (60.00 Foot Right-of-Way), with the east line of Spring Hill Farms, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 627, Page 230, of the Map Records of Waller County, Texas, same being the northwest corner and POINT OF BEGINNING of the herein described access easement, from which a 5/8" iron rod found for the northeast corner of said Spring Hill Farms, same being the northwest corner of said 104.1343 Acre Tract, bears, N 00°02'00" E, a distance of 2300.00 feet;

Thence, S 89°04'44" E, across said Tract 3, a distance of 60.01 feet to a capped, (Precision), iron rod set for the northeast corner of said access easement;

Thence, S 00°02'00" W, across said Tract 3, pass at a distance of 30.00 feet a calculated point on the common line of said Tract 3, same being the common line of that certain called 13.0838 acre tract of land designated as Tract 4, out of said 104.1343 Acre Tract, for a total distance of 60.01 feet to a capped, (Precision), iron rod set for the southeast corner of said access easement;

Thence, N 89°04'44" W, across said Tract 4, a distance of 60.01 feet to a capped, (Precision), iron rod set on the common line of said 104.1343 Acre Tract, same being the common line of said Tract 4, same being the intersection of the south right-of-way line of Spring Hill Road, (60.00 Foot Right-of-Way), with the east line of said Spring Hill Farms, for the southwest corner of said access easement;

Thence, N 00°02'00" E, with the common line of said 104.1343 Acre Tract, same being the common line of said Tract 4, same being the east line of said Spring Hill Farms, pass at a distance of 30.00 feet a capped, (Precision), iron rod set on the centerline of Spring Hill Road, for the common west corner of said Tracts 3 and 4, for a total distance of 60.01 feet to the POINT OF BEGINNING and containing 0.0827 acres of land, (3,600 square feet), more or less.



See Drawing Attached

James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 16-04316  
July 20, 2016