



GF NO. 13-191939KL HOMELAND TITLE  
 ADDRESS: 27214 FM 1736 ROAD  
 HEMPSTEAD, TEXAS 77445  
 BORROWER: TIMOTHY J. PHELAN

TRACT 6A: 6.9499 ACRES  
 TRACT 6B: 5.8472 ACRES  
 ACCESS EASEMENT B: 3600 SQ.FT.  
 BEING SITUATED IN THE  
 JOHN BAKER SURVEY, A-71  
 WALLER COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48423C 0075 E  
 MAP REVISION: 02/18/2009  
 ZONE A  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARINGS: CF NO. 1603346  
 DRAWN BY: BR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5812  
 JOB NO. 19-09058  
 OCTOBER 18, 2019  
 REVISED: OCTOBER 24, 2019

LINE	LENGTH	BEARING
L1	126.06'	S44°57'18"E
L2	154.08'	S62°57'09"E
L3	205.50'	S42°00'36"E
L4	223.25'	S48°02'20"E
L5	2.94'	S74°36'20"E
L6	113.85'	S74°36'20"E
L7	109.59'	N86°57'21"E
L8	90.84'	S75°24'23"E
L9	60.01'	S89°04'44"E
L10	60.01'	S00°02'00"W
L11	60.01'	N89°04'44"W
L12	60.01'	N00°02'00"E
L13	60.00'	N89°27'07"W
L14	60.00'	N00°02'00"E
L15	60.00'	S89°27'07"E
L16	60.00'	S00°02'00"W



**PRECISION**  
 surveyors

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 FIRM NO. 10063700