

ADDRESS: CLEMONS SWITCH ROAD
 PATTON, TEXAS 77423
 ORDERED BY: TIMOTHY PHELAN

THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT,
 COMMUNITY PANEL NO. 48473C 0325 E
 MAP REVISION: 02/18/2009
 ZONE AE

BASED ONLY ON YOUR EXAMINATION OF THESE
 RECORDS OF TITLE AND FRONT ENCY
 DISTRICTS WHICH DEFINE THIS SURVEY

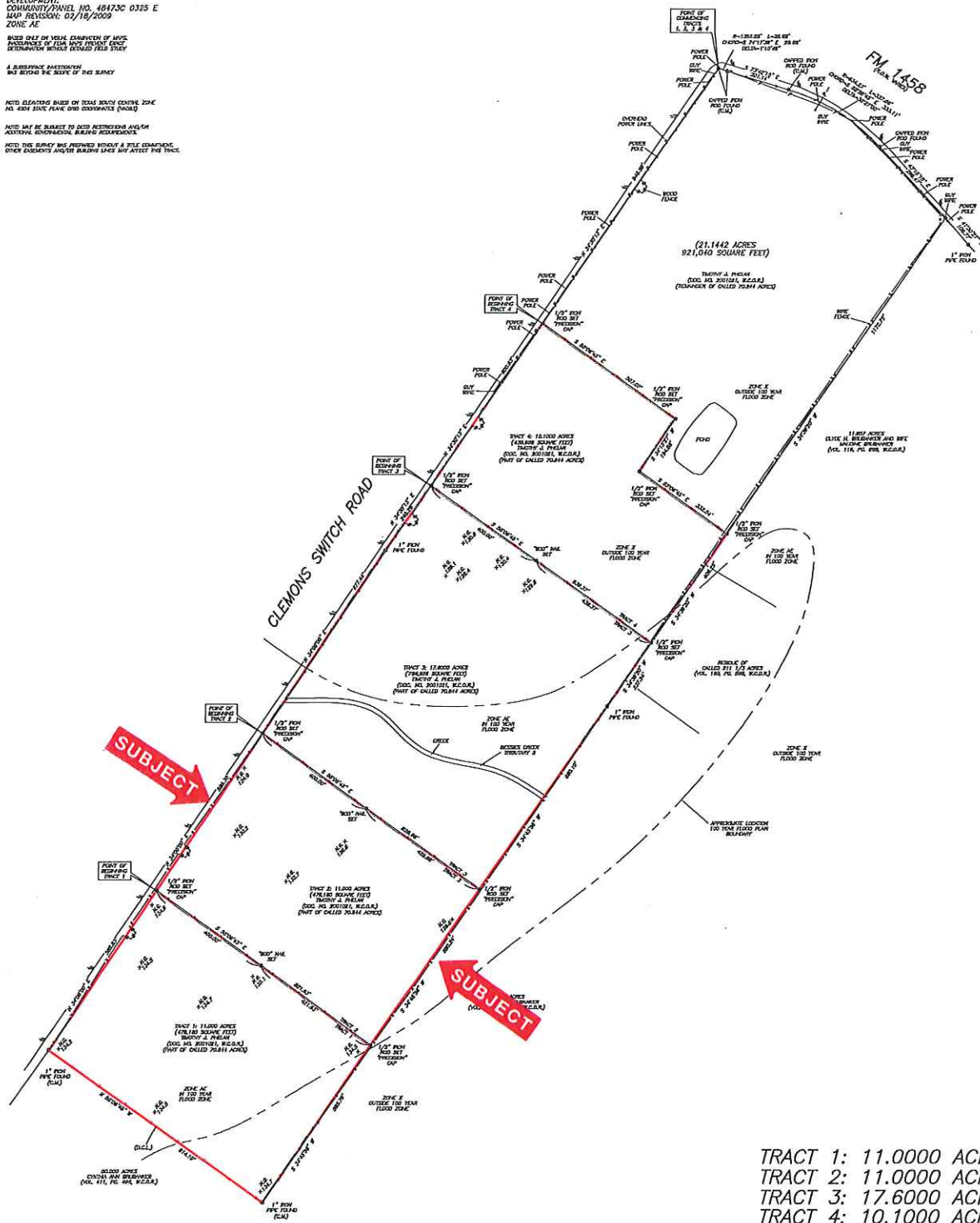
A SURVEYING INSTRUMENT
 WAS USED IN THE SURVEY

NOTE ELEVATION BASED ON TEXAS STATE CENTER, ZONE
 NO. 4201 STATE PLANK GRID COORDINATES (NGAD)

NOTE THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH
 THE SURVEYING AND MAPPING ACT AND ALL
 APPLICABLE REGULATIONS, RULES AND ORDINANCES

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 AND MAPPING ACT AND ALL APPLICABLE REGULATIONS, RULES AND ORDINANCES

SCALE: 1" = 200'



TRACT 1: 11.0000 ACRES
 TRACT 2: 11.0000 ACRES
 TRACT 3: 17.6000 ACRES
 TRACT 4: 10.1000 ACRES
 SITUATED IN THE SAMUEL C.
 HADY SURVEY, ABSTRACT NO. 31
 WALLER COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

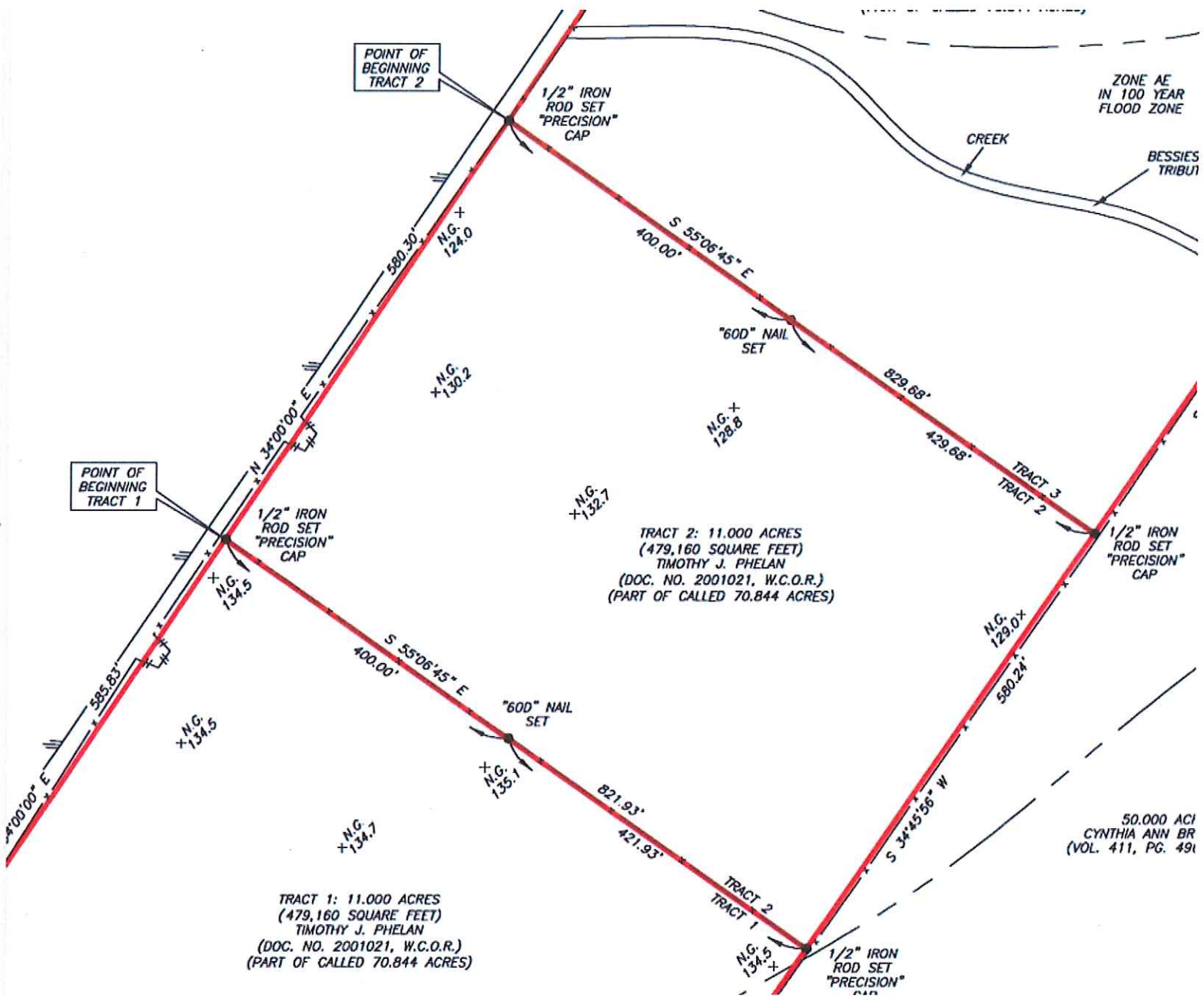
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND THAT THIS PLAN CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 DISCREPANCIES APPARENT ON THE GROUND
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE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

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4881
 DRAWING NO. 20-00888
 MARCH 27, 2020



P.C.L. - DIRECTIONAL CONTROL LINE
 RECORD BOOKING, DOC. NO. 2001021, W.C.O.R. DRAWN BY: PG

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 WWW.PRECISIONSURVEYS.COM
 201-458-1558 FAX 201-428-1877
 910-226-1841 FAX 910-428-1555
 1777 HE LOOP 110 SUITE 200 SAN ANTONIO TEXAS 78241
 JOHN MC. TIGHE/STO



POINT OF BEGINNING TRACT 2

1/2" IRON ROD SET "PRECISION" CAP

ZONE AE IN 100 YEAR FLOOD ZONE

CREEK

BESSIES TRIBUT

POINT OF BEGINNING TRACT 1

1/2" IRON ROD SET "PRECISION" CAP

TRACT 2: 11.000 ACRES (479,160 SQUARE FEET) TIMOTHY J. PHELAN (DOC. NO. 2001021, W.C.O.R.) (PART OF CALLED 70.844 ACRES)

1/2" IRON ROD SET "PRECISION" CAP

TRACT 1: 11.000 ACRES (479,160 SQUARE FEET) TIMOTHY J. PHELAN (DOC. NO. 2001021, W.C.O.R.) (PART OF CALLED 70.844 ACRES)

50.000 ACI CYNTHIA ANN BR (VOL. 411, PG. 49)

STATE OF TEXAS §
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 §
COUNTY OF WALLER §

Metes & Bounds Property Description

Tract 2

A tract of land containing 11.0000 Acres situated in the Samuel C. Hady Survey, Abstract No. 31, Waller County, Texas, being a portion of a tract recorded in the name of Timothy J. Phelan under Document No. 2001021 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Document No. 2001021 of the O.P.R.W.C.T.)

COMMENCING at an iron rod found at the intersection of the southerly right-of-way line of FM 1458 Road (variable width) and the easterly right-of-way line of Clemons Switch Road, being the northwesterly corner of said Phelan Tract;

THENCE, SOUTH 34° 30' 13" WEST, with said easterly right-of-way line, passing at a distance of 946.59 Feet a 1/2 Inch iron rod with a "Precision" cap set, passing at an additional 600.83 Feet a 1/2 Inch iron rod with a "Precision" cap set, and continuing for an additional distance of 240.28 Feet for a total distance of 1,787.70 Feet to a 1 Inch iron pipe found;

THENCE, SOUTH 34° 00' 00" WEST, continuing with said easterly right-of-way line, a distance of 677.44 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwesterly corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 55° 06' 45" EAST, across and through the aforementioned Phelan Tract, passing at a distance of 400.00 Feet a 60d nail set and continuing for a total distance of 829.68 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northeasterly corner of this tract;

THENCE, SOUTH 34° 45' 56" WEST, with the westerly line of a tract recorded in the name of Cynthia Ann Brubanker in Volume 411, Page 496 of the O.P.R.W.C.T., a distance of 580.24 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeasterly corner of this tract;

THENCE, NORTH 55° 06' 45" WEST, across and through the aforementioned Phelan Tract, passing at a distance of 421.93 Feet a 60d nail set and continuing for a total distance of 821.93 Feet to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned easterly right-of-way line of Clemons Switch Road at the northwesterly corner of this tract;

THENCE, NORTH 34° 00' 00" EAST, with said easterly right-of-way line, a distance of 580.30 Feet to the POINT OF BEGINNING and containing 11.0000 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 20-00886
March 27, 2020