

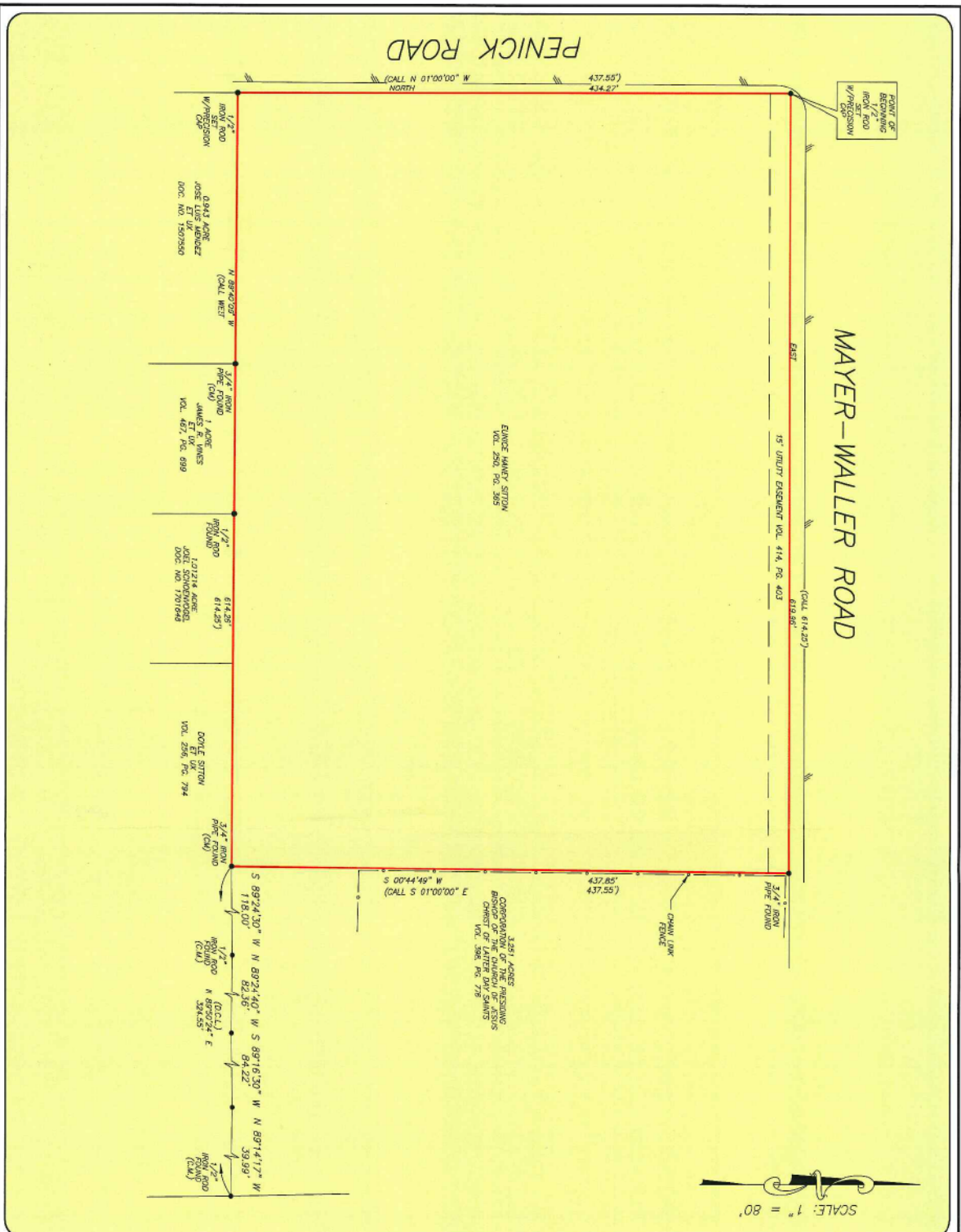
**MAYER-WALLER ROAD**

6.1774 ACRES  
SITUATED IN THE H.B.  
HEDGEPEETH SURVEY, A-140  
WALLER COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

GF NO. 331071 STEWART TITLE  
ADDRESS: PENICK ROAD  
WALLER, TEXAS 77484  
BORROWER: PROCORE DEVELOPMENTS, LLC



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



SCALE: 1" = 80'

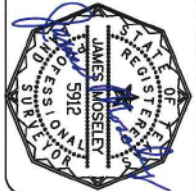
THE PROPERTY DOES NOT INCLUDE THE TWO (2) ONE (1) ACRE PARCELS AS PER PARCEL MAP NO. 484212, 01/25 E ZONE 3, SECTION 02, 18/28/08. BASED ONLY ON VISUAL EXAMINATION OF MAPS AND RECORDS, THIS SURVEY DOES NOT DETERMINE THE EXACT BOUNDARIES OF THE PROPERTY WITHOUT DETAIL FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. - PROFESSIONAL CONTROL LINE RECORD BEARING VOL. 388, P.C. 775, W.C.D.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THE SURVEY INSTRUMENTS WERE CALIBRATED AND FOUND TO BE ACCURATE, AND THAT THE ENCLAVEMENTS PRESENT ON THE GROUND, EXCEPT AS SHOWN HEREON, THIS SURVEY AS ACCURATELY REPRESENTED IN THE ABOVE AND BEING IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 17, SECTION 17.02B.

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
JANUARY 17, 2018



stewart  
title  
CHERYL SINGLETON  
713-479-7228



PRECISION  
surveyors

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559 PROGRESSWAY STREET SUITE 100, DALLAS, TEXAS 75209  
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STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 6.1774 ACRES, (269,087 SQUARE FEET), SITUATED IN THE H. B. HEDGEPEETH SURVEY, ABSTRACT NUMBER 140, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 17-1/3 ACRE TRACT OF LAND AS CONVEYED TO J. W. BRADBURY BY INSTRUMENT RECORDED IN VOLUME 54, PAGE 617, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 6.1774 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 6.17 ACRE TRACT OF LAND AS CONVEYED TO EUNICE HANBY SITTON BY INSTRUMENT RECORDED IN VOLUME 250, PAGE 365, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 6.1774 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: VOLUME 398, PAGE 776, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS)

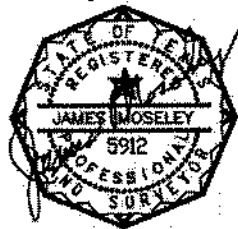
BEGINNING at a capped, (Precision Surveyors), iron rod set for the intersection of the east right-of-way line of Penick Road with the south right-of-way line of Mayer-Waller Road, same being the northwest corner of said 17-1/3 Acre Tract, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, East, along the south right-of-way line of Mayer-Waller Road, a distance of 619.96 feet, (Call 614.25 feet), to a 3/4" iron pipe found for the northwest corner of that certain called 3.251 acre tract of land as conveyed to Corporation of the Presiding Bishop of the Church of Jesus Christ of the Latter Day Saints by instrument recorded in Volume 398, Page 776, of the Deed Records of Waller County, Texas, same being the northeast corner of the herein described tract;

Thence, S 00°44'49" W, (Call S 00°01'00" E), along the common line of said 3.251 Acre Tract, a distance of 437.85 feet, (Call 437.55 feet), to a 3/4" iron pipe found on the north line of the remainder of that certain called 3.35 acre tract of land as conveyed to Doyle Sitton and Wife, Eunice Sitton by instrument recorded in Volume 256, Page 794, of the Deed Records of Waller County, Texas, for the southwest corner of said 3.251 Acre Tract, same being the southeast corner of the herein described tract;

Thence, N 89°40'09" W, (Call West), along the common line of the remainder of said 3.35 Acre Tract, pass at a distance of 160.44 feet a calculated point for the northwest corner of the remainder of said 3.35 Acre Tract, same being the northeast corner of that certain called 1.01214 acre tract of land as conveyed to Joel Schoenvogel by instrument recorded in Document No. 1701648 of the Official Public Records of Waller County, Texas, pass at a distance of 279.42 feet a 1/2" iron rod found for the northwest corner of said 1.01214 Acre Tract, same being the northeast corner of that certain called 1 acre tract of land as conveyed to James R. Vines and Wife, Betty A. Vines by instrument recorded in Volume 467, Page 699, of the Deed Records of Waller County, Texas, pass at a distance of 398.05 feet a 3/4" iron pipe found for the northwest corner of said 1 Acre Tract, same being the northeast corner of that certain called 0.0943 acre tract of land as conveyed to Jose Luis Mendez and Wife, Gregoria Mendez by instrument recorded in Document No. 1507550 of the Official Public Records of Waller County, Texas, and continuing for a total distance of 614.26 feet, (Call 614.25 feet), to a capped, (Precision Surveyors), iron rod set on the east right-of-way line of Penick Road for the northwest corner of said 0.943 Acre Tract, same being the southwest corner of the herein described tract;

Thence, North, (Call N 01°00'00" E), along the east right-of-way line of Penick Road, a distance of 434.27 feet, (Call 437.55 feet), to the POINT OF BEGINNING and containing 6.1774 acres or 269,087 square feet of land, more or less.



See Drawing Attached

James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 19-00244  
January 18, 2019