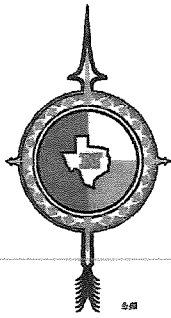


BOUNDARY & IMPROVEMENT

SURVEY PLAT Parcel "A" 2.000 Acres

AND
0.786 Acre
(70ft. Access Easement)

IN THE
B.B.B. & C.R.R. Co. SURVEY, SECTION 6, A-83
WALLER COUNTY, TEXAS



SCALE: 1" = 50'

NOTES:

- THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
- THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., UNDER G.F. NO. 1900088, ISSUED FEBRUARY 22, 2019.
- THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
- SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT FOR LANEVIEW ROAD, GRANTED TO COUNTY OF WALLER AS RECORDED IN VOLUME 306, PAGE 516 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 376, PAGE 827 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT.
- SUBJECT TO THAT CERTAIN EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P., DBA A.T.&T. AS DESCRIBED BY INSTRUMENT RECORDED IN CLERKS FILE NO. 200801557 (VOL. 1153, PG. 228) AND 200801558 (VOL. 1153, PG. 241) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT).
- SUBJECT TO THAT CERTAIN ACCESS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P., DBA A.T.&T. AS RECORDED IN CLERKS FILE NO. 200901558 (VOL. 1153, PG. 234) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT).
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 2011001698 (VOL. 1250, PG. 369) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 1802750 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 1802750 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- FENCES MEASURED BOUNDARY.
- REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., DATED MARCH 22, 2019.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C02R, DATED SEPTEMBER 3, 2010.

LEGEND

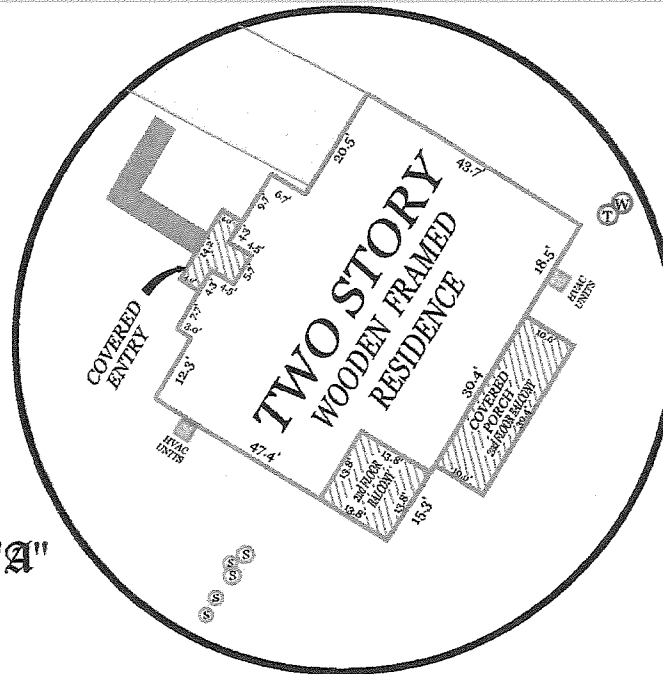
- OVERHEAD POWER LINE
- BARBED/WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- POWER POLE
- SEPTIC ACCESS
- WELL
- WELL TANK
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 8" POST FOUND
- 4" x 4" POST FOUND
- DEED CALL

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.55'	134.52'	41° 07' 04"	N 73° 50' 32" E	94.50'
C2	179.72'	124.54'	73° 59' 30"	N 89° 37' 18" W	161.02'
C3	83.35'	64.54'	73° 59' 30"	S 89° 37' 18" E	77.68'

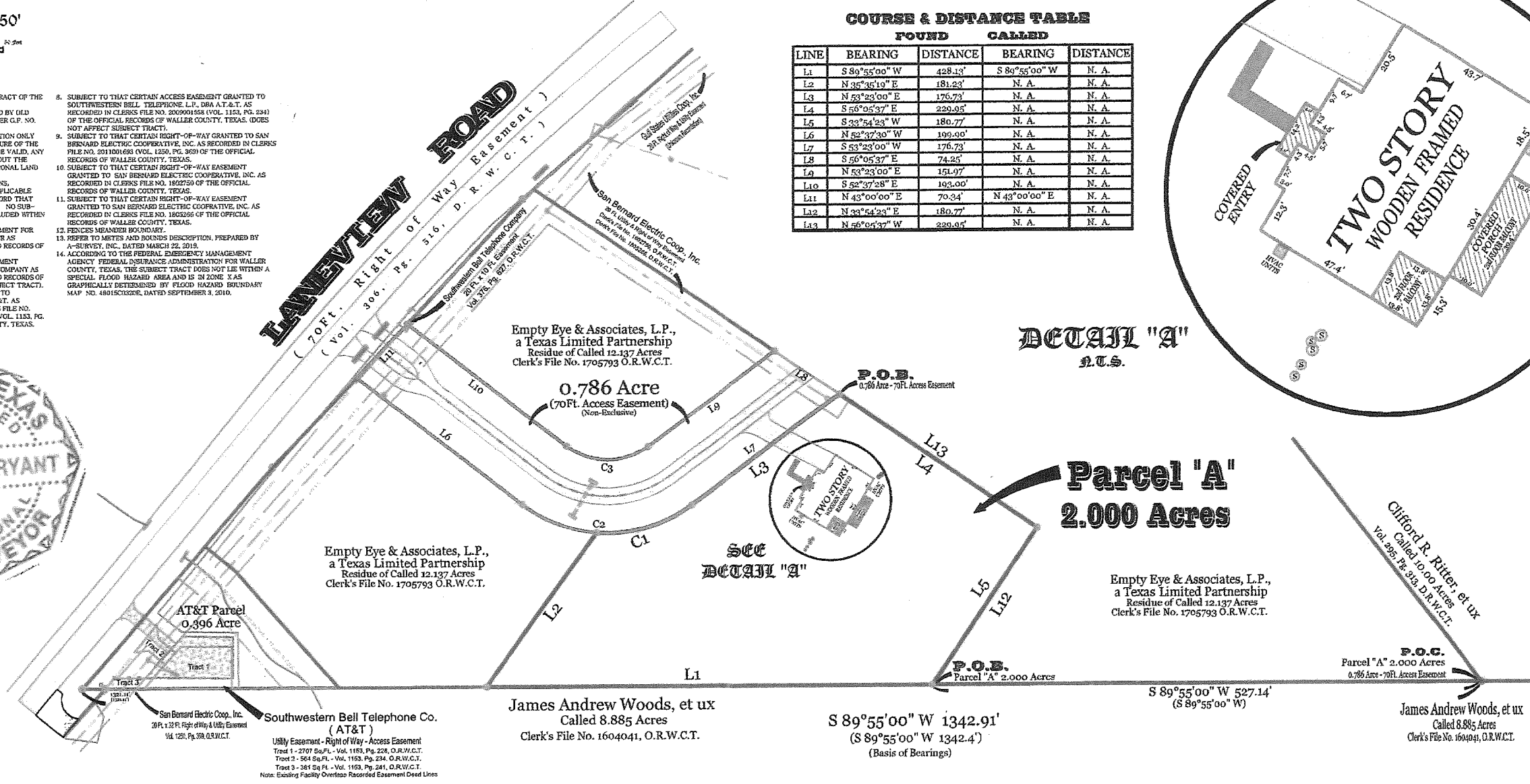
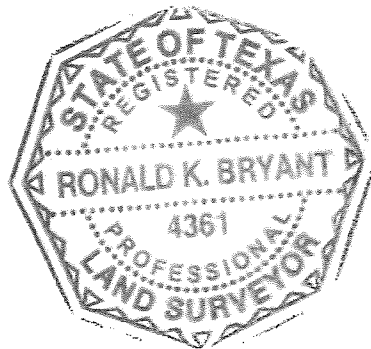
COURSE & DISTANCE TABLE

LINE	FOUND		CALLED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 89° 55' 00" W	428.13'	S 89° 55' 00" W	N. A.
L2	N 35° 35' 19" E	181.23'	N. A.	N. A.
L3	N 53° 23' 00" E	176.73'	N. A.	N. A.
L4	S 56° 05' 37" E	229.95'	N. A.	N. A.
L5	S 23° 54' 23" W	180.77'	N. A.	N. A.
L6	N 52° 37' 30" W	199.90'	N. A.	N. A.
L7	S 53° 23' 00" W	176.73'	N. A.	N. A.
L8	S 56° 05' 37" E	74.25'	N. A.	N. A.
L9	N 53° 23' 00" E	151.97'	N. A.	N. A.
L10	S 52° 37' 28" E	103.00'	N. A.	N. A.
L11	N 43° 00' 00" E	70.34'	N 43° 00' 00" E	N. A.
L12	N 33° 54' 23" E	180.77'	N. A.	N. A.
L13	N 56° 05' 37" W	229.95'	N. A.	N. A.



DETAIL "A" A.T.S.

Parcel "A" 2.000 Acres



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

3-22-2019
RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™
19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 19129A

TITLE Co.: OLD REPUBLIC TITLE Co. GF No.: 19000808
MORTGAGE Co.: N. A.
BORROWER: T.B.D.
ADDRESS: 23580 LANEVIEW ROAD, HEMPSTEAD, WALLER COUNTY, TEXAS

**BOUNDARY & IMPROVEMENT
SURVEY PLAT
Parcel "A"
2.000 Acres
AND
0.786 Acre
(70ft. Access Easement)
IN THE
B.B.B. & C.R.R. Co. SURVEY, SECTION 6, A-83
WALLER COUNTY, TEXAS**

LEGEND

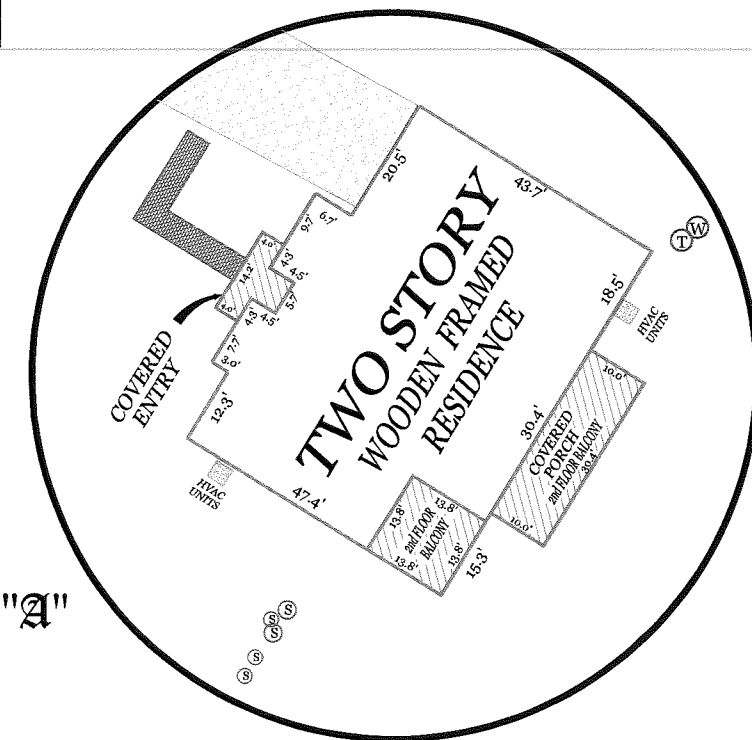
- x—x— OVERHEAD POWER LINE
- x—x— BARBED/WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- POWER POLE
- ⊙ SEPTIC ACCESS
- ⊙ WELL
- ⊙ WELL TANK
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 8" POST FOUND
- 4" x 4" POST FOUND
- () DEED CALL

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.55	134.54	41°07'04"	N 73°56'32" E	94.60'
C2	173.75	134.54	73°59'30"	N 89°37'18" W	161.92'
C3	83.35	64.54	73°59'30"	S 89°37'18" E	77.68'

COURSE & DISTANCE TABLE

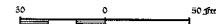
LINE	FOUND		CALLED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 89°55'00" W	428.13'	S 89°55'00" W	N. A.
L2	N 35°35'19" E	181.23'	N. A.	N. A.
L3	N 53°23'00" E	176.73'	N. A.	N. A.
L4	S 56°05'37" E	229.95'	N. A.	N. A.
L5	S 33°54'23" W	180.77'	N. A.	N. A.
L6	N 52°37'30" W	199.90'	N. A.	N. A.
L7	S 53°23'00" W	176.73'	N. A.	N. A.
L8	S 56°05'37" E	74.25'	N. A.	N. A.
L9	N 53°23'00" E	151.97'	N. A.	N. A.
L10	S 52°37'28" E	193.00'	N. A.	N. A.
L11	N 43°00'00" E	70.34'	N 43°00'00" E	N. A.
L12	N 33°54'23" E	180.77'	N. A.	N. A.
L13	N 56°05'37" W	229.95'	N. A.	N. A.



DETAIL "A"
N.T.S.

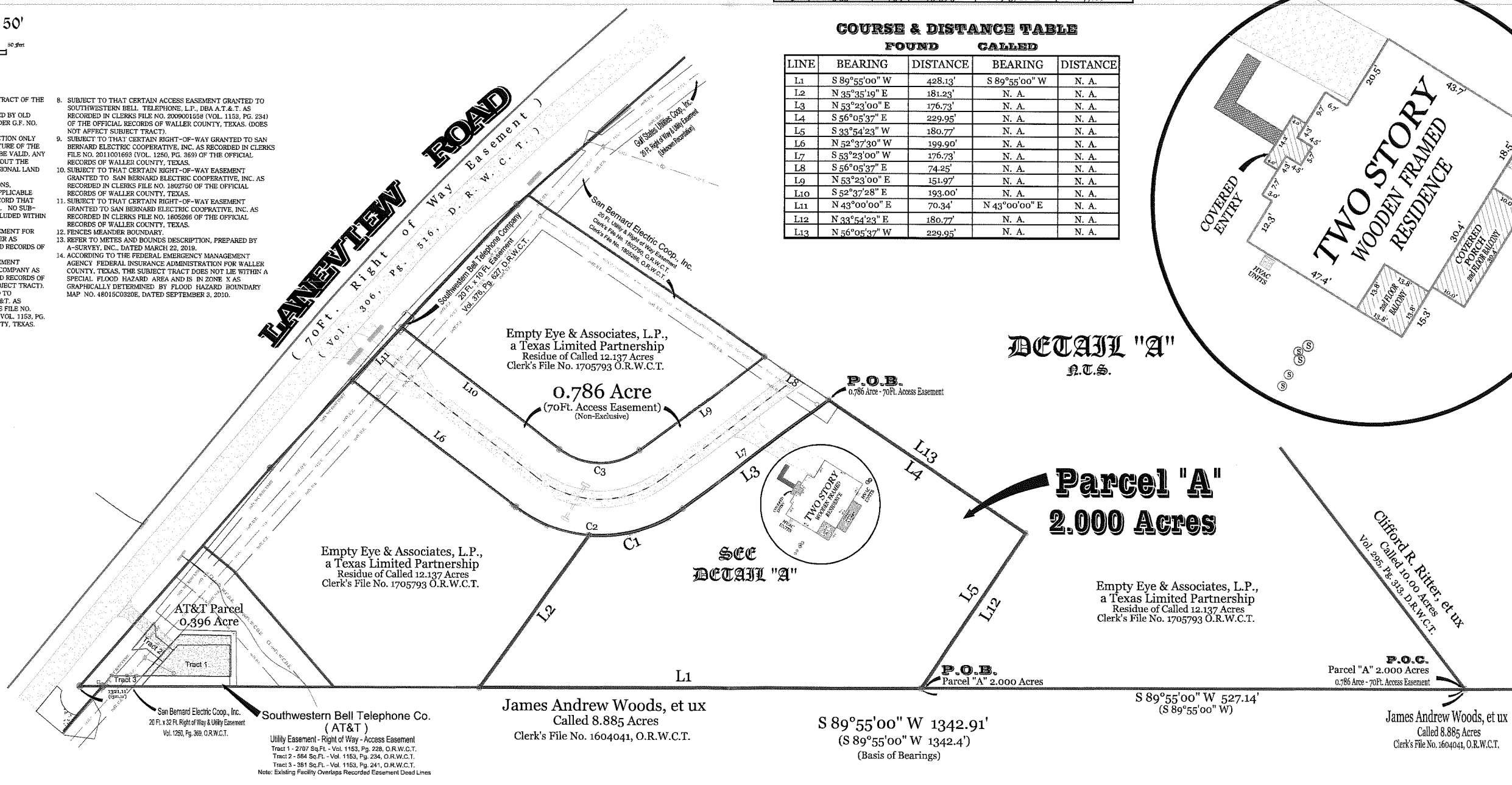
**Parcel "A"
2.000 Acres**

SCALE: 1" = 50'



NOTES:

- THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
- THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., UNDER G.F. NO. 1500808, ISSUED FEBRUARY 22, 2019.
- THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
- SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT FOR LANEVIEW ROAD, GRANTED TO COUNTY OF WALLER AS RECORDED IN VOLUME 306, PAGE 516 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 376, PAGE 627 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT).
- SUBJECT TO THAT CERTAIN EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P., DBA A.T.&T. AS DESCRIBED BY INSTRUMENT RECORDED IN CLERKS FILE NO. 2008001557 (VOL. 1153, PG. 228) AND 2008001559 (VOL. 1153, PG. 241) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT).
- SUBJECT TO THAT CERTAIN ACCESS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P., DBA A.T.&T. AS RECORDED IN CLERKS FILE NO. 2006001558 (VOL. 1153, PG. 234) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT).
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 2011001669 (VOL. 1250, PG. 359) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 1802750 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 1805286 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- FENCES MEAN TRUE BOUNDARY.
- REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., DATED MARCH 22, 2019.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C0320E, DATED SEPTEMBER 3, 2010.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

DIGITAL PDF COPY OF THE FINAL BOUNDARY & IMPROVEMENT SURVEY FOR EXHIBIT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"
19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 19129A

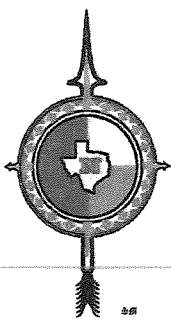
TITLE Co.: OLD REPUBLIC TITLE Co.	GF No.: 19000808
MORTGAGE Co.: N. A.	
BORROWER: T.B.D.	
ADDRESS: 23580 LANEVIEW ROAD, HEMPSTEAD, WALLER COUNTY, TEXAS	

BOUNDARY & IMPROVEMENT

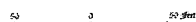
SURVEY PLAT Parcel "A" 2.000 Acres

AND
0.786 Acre
(70ft. Access Easement)

IN THE
B.B.B. & C.R.R. Co. SURVEY, SECTION 6, A-83
WALLER COUNTY, TEXAS

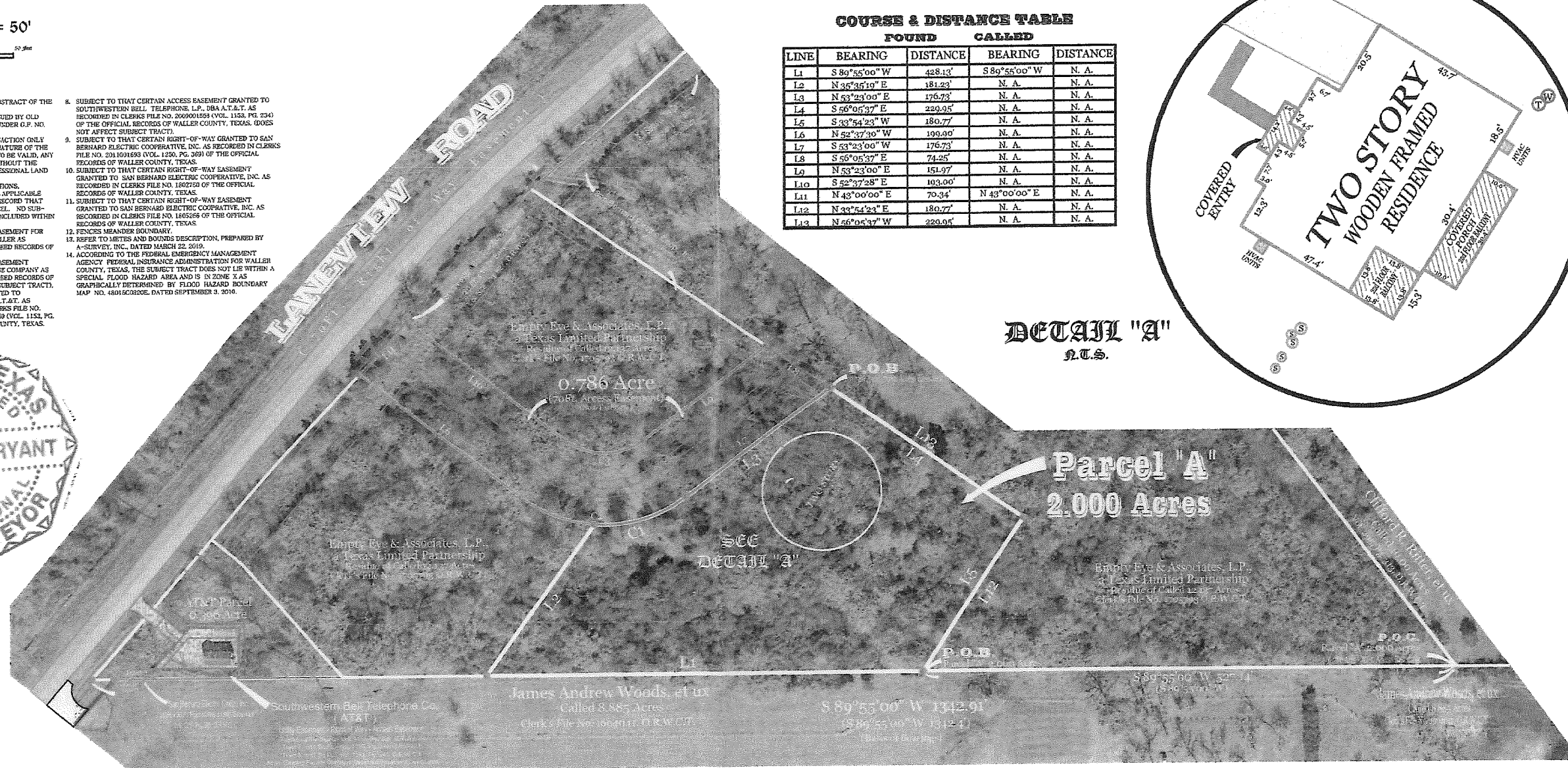


SCALE: 1" = 50'



NOTES:

- THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
- THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., UNDER G.P. NO. 190008, ISSUED FEBRUARY 22, 2019.
- THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS FROGHTED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
- SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT FOR LANEVIEW ROAD, GRANTED TO COUNTY OF WALLER, AS RECORDED IN VOLUME 306, PAGE 516 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 376, PAGE 627 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT.
- SUBJECT TO THAT CERTAIN EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P. DBA A.T.&T. AS DESCRIBED BY INSTRUMENT RECORDED IN CLERKS FILE NO. 200901593 (VOL. 1152, PG. 228) AND 200901594 (VOL. 1152, PG. 241) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT.
- SUBJECT TO THAT CERTAIN ACCESS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P. DBA A.T.&T. AS RECORDED IN CLERKS FILE NO. 200901593 (VOL. 1152, PG. 234) OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT.
- THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS FROGHTED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
- SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 180720 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN CLERKS FILE NO. 180526 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
- FENCES MEANDER BOUNDARY.
- REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC., DATED MARCH 22, 2019.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C0302E, DATED SEPTEMBER 3, 2010.



LEGEND

- OVERHEAD POWER LINE
- BARBED/WIRE FENCE
- CHAIN LINE FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- POWER POLE
- SEPTIC ACCESS
- WELL
- WELL TANK
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 8" POST FOUND
- 4" x 4" POST FOUND
- DEED CALL

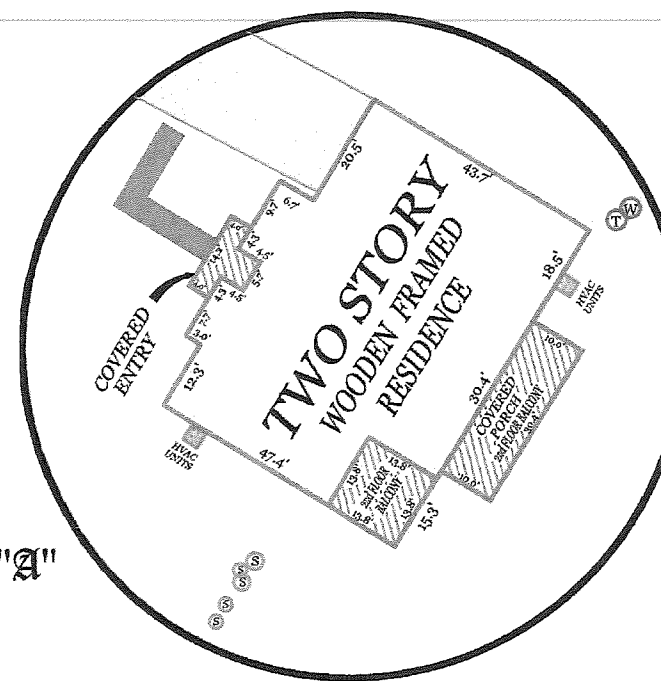
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.55	134.54	41° 07' 04"	N 73° 50' 32" E	94.50
C2	173.75	134.54	73° 58' 30"	N 89° 37' 18" W	161.62
C3	83.35	64.54	73° 58' 30"	S 89° 37' 18" E	77.68

COURSE & DISTANCE TABLE

LINE	FOUND		CALLED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 89° 55' 00" W	428.13'	S 89° 55' 00" W	N. A.
L2	N 35° 25' 19" E	181.23'	N. A.	N. A.
L3	N 53° 23' 00" E	176.73'	N. A.	N. A.
L4	S 58° 05' 37" E	229.95'	N. A.	N. A.
L5	S 33° 54' 23" W	180.77'	N. A.	N. A.
L6	N 52° 37' 30" W	199.80'	N. A.	N. A.
L7	S 33° 23' 00" W	176.73'	N. A.	N. A.
L8	S 56° 05' 37" E	74.25'	N. A.	N. A.
L9	N 53° 23' 00" E	151.97'	N. A.	N. A.
L10	S 52° 37' 28" E	193.00'	N. A.	N. A.
L11	N 43° 00' 00" E	70.34'	N 43° 00' 00" E	N. A.
L12	N 33° 54' 23" E	180.77'	N. A.	N. A.
L13	N 56° 05' 37" W	220.04'	N. A.	N. A.

DETAIL "A" R.T.S.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

3-22-2019

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

A-SURVEY, INC. "THE MASTERS OF MEASUREMENT"

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 19129A

TITLE Co.: OLD REPUBLIC TITLE Co.	GF No.: 19000808
MORTGAGE Co.: N. A.	
BORROWER: T.B.D.	
ADDRESS: 23580 LANEVIEW ROAD, HEMPSTEAD, WALLER COUNTY, TEXAS	

METES AND BOUNDS
DESCRIPTION
OF
2.000 ACRES
IN THE

B. B. & C. R. R. CO. SURVEY, SECTION 6, ABSTRACT 83
WALLER COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 2.000 acres of land, more or less, in the B. B. & C. R. R. Co. Survey, Section 6, Abstract 83, Waller County, Texas, same being out of that certain called 12.137 acre parcel as described by instrument recorded in Clerk's File No. 1705793 of the Official Records of Waller County, Texas, said 2.000 acre tract being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 1 inch iron pipe found for corner, same being the most easterly southeast corner of said called 12.137 acre parcel, same being the most westerly southwest corner of that certain called 10.00 acre parcel as described by instrument recorded in Volume 295, Page 313 of the Deed Records of Waller County, Texas, and same being in a northerly line of that certain called 8.885 acre parcel as described by instrument recorded in Clerk's File No. 1604041 of the Official Records of Waller County, Texas, from which a 1/2 inch iron rod found for reference bears South 89 degrees 55 minutes 00 seconds West (called South 89 degrees 55 minutes 00 seconds West) (Basis of Bearings) pass at a distance of 1,321.11 feet a 1/2 inch iron rod found for corner, same being the most northerly northwest corner of said called 8.885 acre parcel, same being in the southeasterly right-of-way line of Laneview Road (70 Ft. Right-of-Way Easement) (Vol. 306, Pg. 516 D.R.W.C.T) in all a distance of 1,342.91 feet (called 1,342.91 feet), same being within the limits of the existing occupied Laneview Road Easement, and same being the most westerly southwest corner of said called 12.137 acre parcel;

THENCE, with said common line, South 89 degrees 55 minutes 00 seconds West, a distance of 527.14 feet (called South 89 degrees 55 minutes 00 seconds West) to a 1/2 inch iron rod set for corner, same being the POINT OF BEGINNING and most southerly southeast corner of the tract herein described;

THENCE, with said common line, South 89 degrees 55 minutes 00 seconds West, a distance of 428.13 feet (called South 89 degrees 55 minutes 00 seconds West) to a 1/2 inch iron rod set for corner, and same being the most southerly southwest corner of the tract herein described;

THENCE, departing said common line, North 35 degrees 35 minutes 19 seconds East, a distance of 181.23 feet to a 1/2 inch iron rod set for corner, same being in the southerly right-of-way line of that certain called 0.786 acre (70 Ft. Access Easement) (Non-Exclusive) this day herein described, same being on the arc of a curve to the left, same being in the southerly line of that certain called 0.786 acre parcel, and same being a northerly northwest corner of the tract herein described;

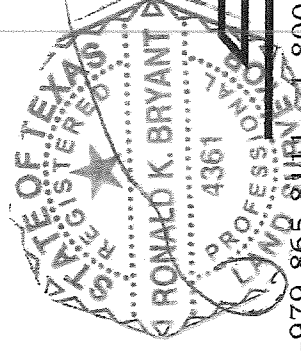
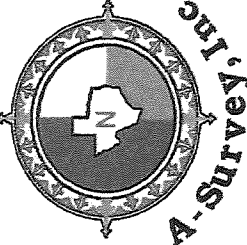
THENCE, with said southerly right-of-way line and along the arc of a curve to the left, an arc length of 96.55 feet, a radius of 134.54 feet, a delta angle of 41 degrees 07 minutes 04 seconds, a chord bearing of North 73 degrees 56 minutes 32 seconds East, a chord length of 94.50 feet to a 1/2 inch iron rod set for corner, same being a point of tangency, and same being a northerly interior corner of the tract herein described;

THENCE, with said southerly right-of-way line, North 53 degrees 23 minutes 00 seconds East, a distance of 176.73 feet to a 1/2 inch iron rod set for corner, same being the most easterly southeast corner and terminus of said called 0.786 acre 70 Ft. Access Easement (Non-Exclusive), and same being the most northerly corner of the tract herein described;

THENCE, departing said southeasterly right-of-way line, South 56 degrees 05 minutes 37 seconds East, a distance of 229.95 feet to a 1/2 inch iron rod set for corner, and same being the most easterly corner of the tract herein described;

THENCE, South 33 degrees 54 minutes 23 seconds West, a distance of 180.77 feet to the POINT OF BEGINNING of the tract herein described and containing 2.000 acres of land, more or less. For Reference Refer to Boundary and Improvement Survey Plat, Prepared by A-Survey, Inc., Dated March 23, 2019.

PROJECT NO. 19129A
MARCH 23, 2019
COMPILED BY:



19 N. Miller

Bellville, Texas 77418

1-979-865-8111 / 1-800-427-8783

METES AND BOUNDS
DESCRIPTION

OF

0.786 ACRE

IN THE

B. B. B. & C. R. R. CO. SURVEY, SECTION 6, ABSTRACT 83

WALLER COUNTY, TEXAS

(70 FT. ACCESS EASEMENT)

(NON-EXCLUSIVE)

BEING all that certain tract or parcel containing 0.786 acre of land, more or less, in the B. B. B. & C. R. R. Co. Survey, Section 6, Abstract 83, Waller County, Texas, same being out of that certain called 12.137 acre parcel as described by instrument recorded in Clerk's File No. 1705793 of the Official Records of Waller County, Texas, said 0.786 acre (70 Ft. Access Easement) (Non-Exclusive) tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING at a 1 inch iron pipe found for corner, same being the most easterly southeast corner of said called 12.137 acre parcel, same being the most westerly southwest corner of that certain called 10.00 acre parcel as described by instrument recorded in Volume 295, Page 313 of the Deed Records of Waller County, Texas, and same being in a northerly line of that certain called 8.885 acre parcel as described by instrument recorded in Clerk's File No. 1604041 of the Official Records of Waller County, Texas, from which a 1/2 inch iron rod found for reference bears South 89 degrees 55 minutes 00 seconds West (called South 89 degrees 55 minutes 00 seconds West) (Basis of Bearings) pass at a distance of 1,321.11 feet a 1/2 inch iron rod found for corner, same being the most northerly northwest corner of said called 8.885 acre parcel, same being in the southeasterly right-of-way line of Laneview Road (70 Ft. Right-of-Way Easement) (Vol. 306, Pg. 516 D.R.W.C.T) in all a distance of 1,342.91 feet (called 1,342.91 feet), same being within the limits of the existing occupied Laneview Road Easement, and same being the most westerly southwest corner of said called 12.137 acre parcel;

THENCE, with said common line, South 89 degrees 55 minutes 00 seconds West, a distance of 527.14 feet (called South 89 degrees 55 minutes 00 seconds West) to a 1/2 inch iron rod set for corner, same being the most southerly southeast corner of that certain called 2.000 acre parcel this day herein described;

THENCE, with said common line, North 33 degrees 54 minutes 23 seconds East, a distance of 180.77 feet to a 1/2 inch iron rod set for corner, same being the most easterly corner of said called 2.000 acre parcel this day herein described;

THENCE, continuing with said common line, North 56 degrees 05 minutes 37 seconds West, a distance of 229.95 feet to a 1/2 inch iron rod set for corner, same being the POINT OF BEGINNING and most northerly northeast corner of the tract herein described, same being the most northerly corner of said called 2.000 acre parcel this day herein described, and same being the most northerly northeast corner and terminus of said 70 Ft. Access Easement (Non-Exclusive) herein described;

THENCE, with said common line and the southeasterly line of said 70 Ft. Access Easement, South 53 degrees 23 minutes 00 seconds West, a distance of 176.73 feet to a 1/2 inch iron rod set for corner, same being a point of curvature on the arc of a curve to the right, same being a northwesterly interior corner of said 2.000 acre parcel this day herein described, and same being a southeasterly exterior corner of the tract herein described;

THENCE, with said common line and along the arc of a curve to the right, a chord length of 173.75 feet, a radius of 134.54 feet, a delta angle of 73 degrees 59 minutes 30 seconds, a chord bearing of North 89 degrees 37 minutes 18 seconds West, a chord length of 161.92 feet to a 1/2 inch iron rod set for corner, same being a point of tangency, and same being a southwesterly exterior corner of the tract herein described;

THENCE, with said common line, North 52 degrees 37 minutes 30 seconds West, a distance of 199.90 feet to a 1/2 inch iron rod set for corner, same being within the limits of Laneview Road (70 Ft. Right-of-Way Easement), same being in a northwesterly line of said called 12.137 acre parcel, and same being the most westerly northwest corner of the tract herein described;

✦ Continued
✦ Page 1 of 2



19 N. Miller Bellville, Texas 77418

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T.B.P.L.S. Firm Reg./Lic. No. 10076700