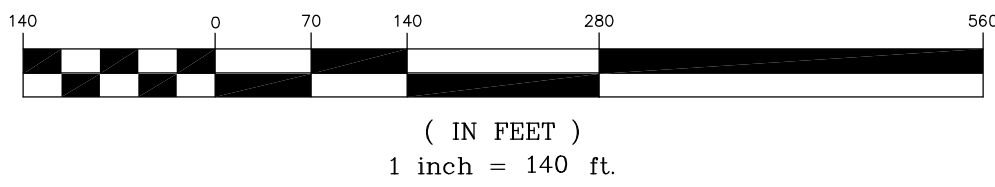


GRAPHIC SCALE



LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- STIS - STAMPED SOUTH TEXAS SURVEYING
- WCCF - WALLER COUNTY CLERKS FILE
- WCDD - WALLER COUNTY DEED RECORDS
- WCMR - WALLER COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- WB - BARBED WIRE FENCE
- CL - CHAIN LINK FENCE
- CON - CONCRETE
- CC - COVERED CONCRETE
- OE - OVERHEAD ELECTRIC LINES
- WF - WOOD FENCE
- WIF - WROUGHT IRON FENCE
- GW - GUY WIRE
- CB - CATCH BASIN
- EB - ELECTRIC BOX
- EMH - ELECTRIC MH
- FH - FIRE HYDRANT
- FOM - FIBER OPTIC MARKER
- FP - FLAG POLE
- GM - GAS METER
- GV - GAS VALVE
- CI - CURB INLET
- LP - LIGHT POLE
- MH - MANHOLE
- MW - MONITORING WELL
- PM - PIPELINE MARKER
- PP - POWER POLE
- SP - SERVICE POLE
- SMH - SANITARY MANHOLE
- SM - STORM MANHOLE
- TP - TELEPHONE PEDESTAL
- TR - TRANSFORMER
- TSB - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL POLE
- UCM - UNDERGROUND CABLE MARKER
- WW - WATER WELL
- WM - WATER METER
- WV - WATER VALVE
- B - BENCHMARK

LEGAL DESCRIPTION

BEING A 11.4717 ACRE TRACT BEING OUT OF A 68.042 ACRE TRACT OF LAND OUT RECORDED IN VOLUME 212, PAGE 548, DEED RECORDS OF WALLER COUNTY, TEXAS, AND LYING IN THE JUSTO LIENDO 5 LEAGUE GRANT, ABSTRACT 41, WALLER COUNTY, TEXAS, SAID 11.4717 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY LINE OF PETERS ROAD BEING NORTH 53 DEGREES 33 MINUTES 23 SECONDS EAST)

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE NORTH CORNER OF A 10.00 ACRE TRACT RECORDED IN CLERK'S FILE NUMBER (CFN) 31983, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (OPRCW, TX), AND LYING IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF PETERS ROAD (BASED ON A 60 FEET WIDE ROW);

THENCE NORTH 53 DEGREES 33 MINUTES 23 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF PETERS ROAD A DISTANCE OF 1039.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 53 DEGREES 33 MINUTES 23 SECONDS EAST, CONTINUING WITH THE SOUTH RIGHT-OF-WAY LINE OF PETERS ROAD A DISTANCE OF 519.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE NORTHWEST CORNER OF A 2.145 ACRE TRACT OF LAND RECORDED IN CFN 1300487, OPRW, TX;

THENCE SOUTH 11 DEGREES 07 MINUTES 05 SECONDS EAST, WITH THE WEST BOUNDARY LINE OF SAID 2.145 ACRE TRACT AND THE WEST BOUNDARY LINE OF A 12.855 ACRE TRACT OF LAND RECORDED IN CFN 985670, OPRW, TX, A DISTANCE OF 1414.97 FEET TO A 1 1/2 INCH IRON PIPE FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE SOUTHWEST CORNER OF SAID 12.855 ACRE TRACT AND LYING IN THE NORTH BOUNDARY LINE OF A 20.894 ACRE TRACT OF LAND RECORDED IN CFN 1401300, OPRW, TX;

THENCE SOUTH 78 DEGREES 57 MINUTES 27 SECONDS WEST, WITH THE NORTH BOUNDARY LINE OF SAID 20.894 ACRE TRACT A DISTANCE OF 281.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 20 DEGREES 06 MINUTES 18 SECONDS WEST, OVER AND ACROSS SAID 68.042 ACRES A DISTANCE OF 1207.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.4717 ACRES (499,707 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

1. BASIS OF BEARING IS THE SOUTH ROW LINE OF PETERS ROAD BEING N 53°33'23" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED UNDER WCCF NO. 2001700.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48473C 0250E, DATE 02-18-2009, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

PETERS ROAD
(60' PUBLIC RIGHT-OF-WAY)

RICHARD FREY ROAD
(80' PUBLIC RIGHT-OF-WAY)

RAYMOND BURNS
2.145 ACRES
WCCF NO. 1300487

RAYMOND BURNS
12.855 ACRES
WCCF NO. 985670

MANUEL ABARCA
20.894 ACRES
WCCF NO. 1401300

SUSAN HOPKINS
10.00 ACRES
WCCF NO. 31983

JACQUELYN HOPKINS CRAVER
9.1482 ACRES
TRACT 7
WCCF NO. 1705169

JACQUELYN HOPKINS CRAVER
9.1482 ACRES
TRACT 6
WCCF NO. 1705169

SUSAN HOPKINS
9.1482 ACRES
TRACT 5
WCCF NO. 1705168

SUSAN HOPKINS
9.1482 ACRES
TRACT 4
WCCF NO. 1705167

SUSAN HOPKINS
9.1482 ACRES
TRACT 3
WCCF NO. 1705167

10.0388 ACRES
(437,291 SQ. FT.)
REMAINDER OF 68.042 ACRES
WCCF NO. 2001700

11.4717 ACRES
(499,707 SQ. FT.)

10.0699 ACRES
(438,644 SQ. FT.)
REMAINDER OF 68.042 ACRES
WCCF NO. 2001700

36.4622 ACRES
(1,588,292 SQ. FT.)
REMAINDER OF 68.042 ACRES
WCCF NO. 2001700

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 7th day of July, 2020 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP _____ N/A _____ of _____ N/A _____



SURVEY OF

A 11.4717 ACRE TRACT BEING OUT OF A 68.042 ACRE TRACT OF LAND OUT RECORDED IN VOLUME 212, PAGE 548, DEED RECORDS OF WALLER COUNTY, TEXAS, AND LYING IN THE JUSTO LIENDO 5 LEAGUE GRANT, ABSTRACT 41, WALLER COUNTY, TEXAS.

ADDRESS: PETERS ROAD
HEMPSTEAD, TEXAS 77445

JOB NO: 1062-20C
DATE: 07-07-20

SCALE: 1" = 140'
SHEET 3 OF 4

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	7-22-20	COMMENTS

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 1062-20C