

GF NO. 13-201707KL HOMELAND TITLE
 ADDRESS: FM 1488 ROAD
 HEMPSTEAD, TEXAS 77445
 BORROWER: SCOTT WELCH AND
 LAURA WELCH

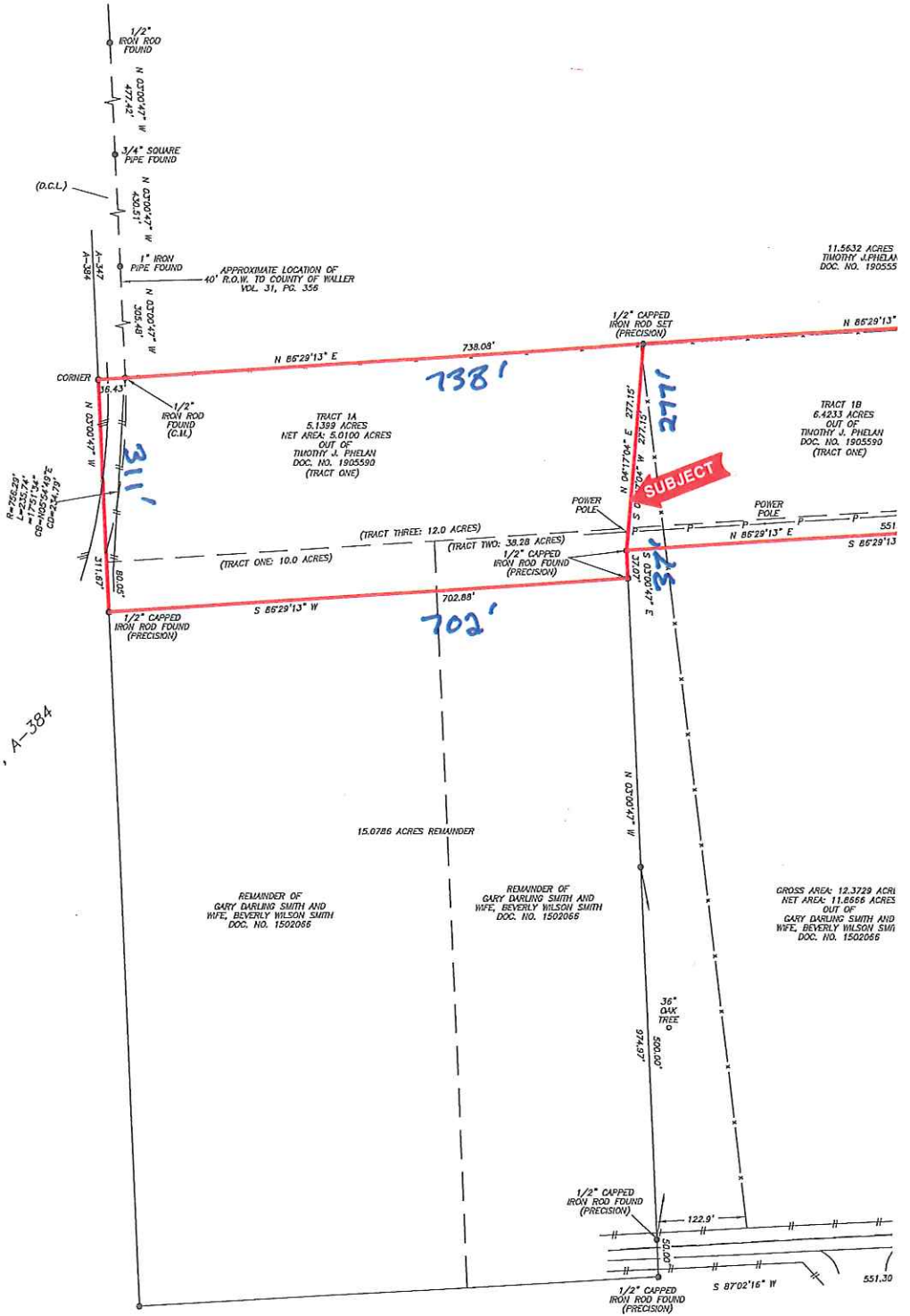
THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT.
 COMMUNITY/PANEL NO. 48473C 0075 E
 MAP REVISION: 02/18/2009
 ZONE A

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

FM 1488 ROAD

W.A. SORSBY SURVEY, A-384



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

NOTE: WALLER COUNTY ROAD EASEMENT AS PER VOL. 31, PG. 356. (AS SHOWN)

NOTE: RIGHT OF WAY EASEMENT TO STATE OF TEXAS AS PER VOL. 117, PG. 183. (DOES NOT AFFECT SUBJECT
 PROPERTY)

NOTE: RIGHT OF WAY EASEMENT TO STATE OF TEXAS AS PER VOL. 117, PG. 343. (DOES NOT AFFECT
 SUBJECT PROPERTY)

NOTE: UTILITIES AND R.O.W. EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 170, PG.
 461. (DOES NOT AFFECT SUBJECT PROPERTY)

NOTE: UTILITIES AND R.O.W. EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 174, PG.
 418. (BLANKET EASEMENT)

NOTE: UTILITIES AND R.O.W. EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 597, PG.
 256. (AS SHOWN)

NOTE: UTILITIES AND R.O.W. EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 643, PG.
 611. (AS SHOWN)

TRACT 1A: 5.1399 AC
 TRACT 1B: 6.4233 AC
 SITUATED IN THE
 H&T C RR CO. SURVEY, SE
 ABSTRACT 347
 WALLER COUNTY, TEX,
 (SEE ATTACHED METES AND BOUNDS DES

STATE OF TEXAS §
 §
 §
 §
 §
COUNTY OF WALLER §

Metes & Bounds Property Description

Tract 1A

A tract of land containing 5.1399 Gross Acres (5.0100 Net Acres) situated in the H.&T. C. R.R. Co. Survey, Abstract 347, Waller County, Texas, being out of a tract recorded in the name of Timothy J. Phelan under Document No. 1905590 (Tract One) 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 Texas Coordinate System, South Central Zone, NAD 1983)

BEGINNING at a point in F.M. 1488 Road on the east line of the W.A. Sorsby Survey, Abstract 384, being the northwest corner of this tract;

THENCE, **NORTH 86° 29' 13" EAST**, with the south line of a tract recorded in the name of Timothy J. Phelan under Document No. 1905551 of the O.P.R.W.C.T., passing at a distance of 36.43 Feet a 1/2 Inch iron rod found (from which along the east right-of-way line a 1 Inch iron pipe found bears North 03° 00' 47" West, a distance of 305.48 Feet, from said 1 Inch iron pipe found a 3/4 Inch square iron pipe found bears North 03° 00' 47" West, a distance of 430.51 Feet from said 3/4 Inch square Iron pipe found a 1/2 Inch iron rod found bears North 03° 00' 47" West, a distance of 477.42 Feet), and continuing for a total distance of **738.08 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the northeast corner of this tract;

THENCE, **SOUTH 04° 17' 07" WEST**, across and through the aforementioned Phelan Tract, a distance of **274.60 Feet** to a 1/2 Inch iron rod with a "Precision" cap found at a corner of this tract;

THENCE, with the west lines of the remainder of a tract recorded in the name of Gary Darling Smith and wife, Beverly Wilson Smith under Document No. 1502066 of O.P.R.W.C.T., the following two (2) courses:

1. **SOUTH 03° 00' 47" EAST**, a distance of **37.07 Feet** to a 1/2 Inch iron rod with a "Precision" cap found at the southeast corner of this tract;
2. **SOUTH 86° 29' 13" WEST**, a distance of **702.88 Feet** to a 1/2 Inch iron rod with a "Precision" cap found at the southwest corner of this tract;

THENCE, **NORTH 03° 00' 47" WEST**, with the aforementioned east line of the W.A. Sorsby Survey, crossing into the aforementioned F.M. 1488 Road, a distance of **311.67 Feet** to the POINT OF BEGINNING and containing 5.1399 Gross Acres (5.010 Net Acres) of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 20-02744
April 09, 2020