

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

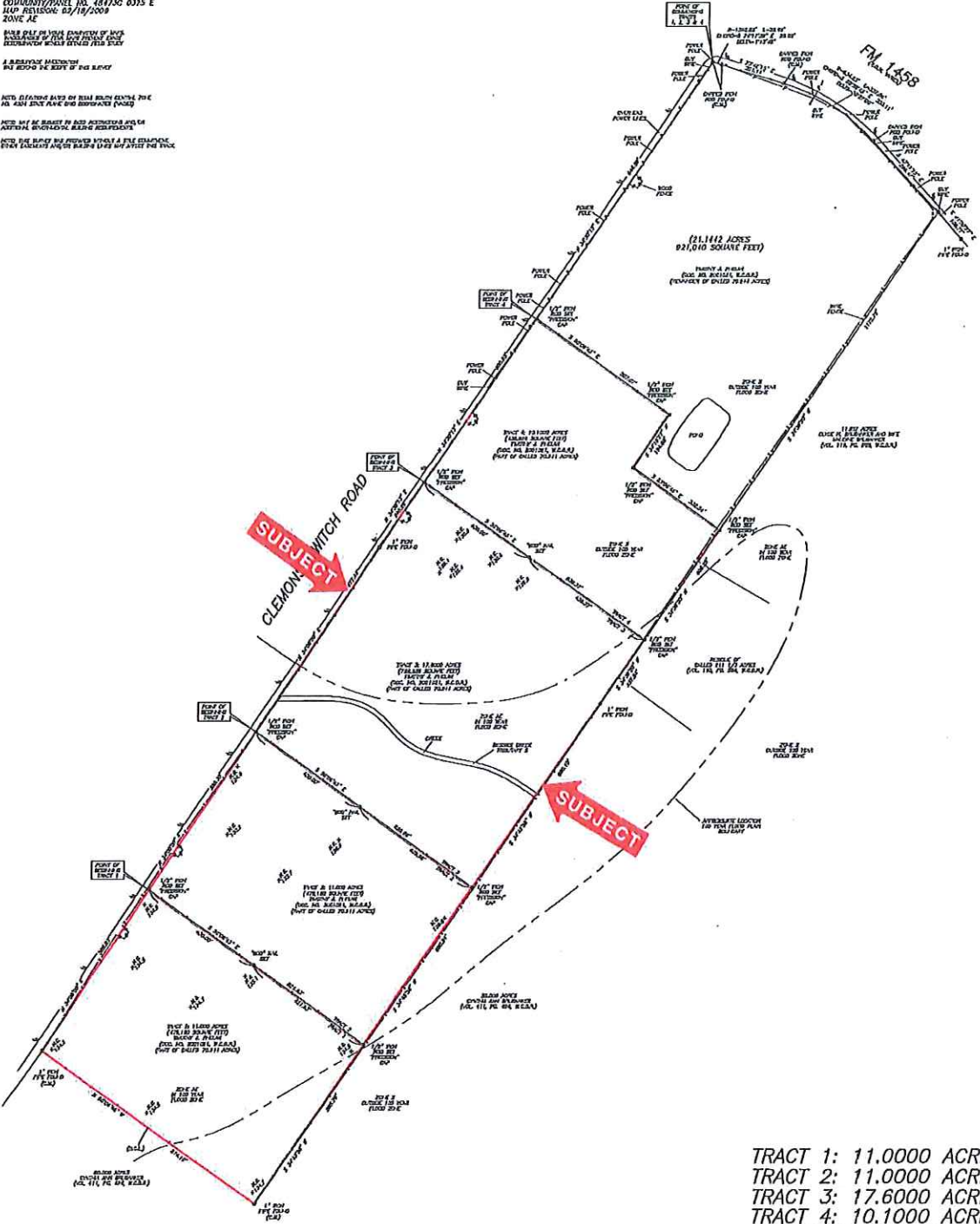
THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF THE INTERIOR
 DEVELOPMENT
 COMMUNITY PANEL NO. 484730 0315 E
 MAP REVISION: 03/18/2009
 ZONE AE

NOTE: THIS IS A COPY OF THE
 ORIGINAL SURVEY MAP AND NOT A
 REPRODUCTION OF THE ORIGINAL
 SURVEY MAP.

NOTE: DISTANCE BARS OF THIS SURVEY MAP
 ARE NOT TO BE USED FOR ANY OTHER
 PURPOSES.

NOTE: THIS SURVEY WAS MADE IN ACCORDANCE
 WITH THE SURVEYING ACTS AND REGULATIONS
 OF THE STATE OF TEXAS.

SCALE: 1" = 200'



TRACT 1: 11.000 ACRES
 TRACT 2: 11.000 ACRES
 TRACT 3: 17.600 ACRES
 TRACT 4: 10.100 ACRES
 SITUATED IN THE SAMUEL C. HADY SURVEY, ABSTRACT NO. 31
 WALLER COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

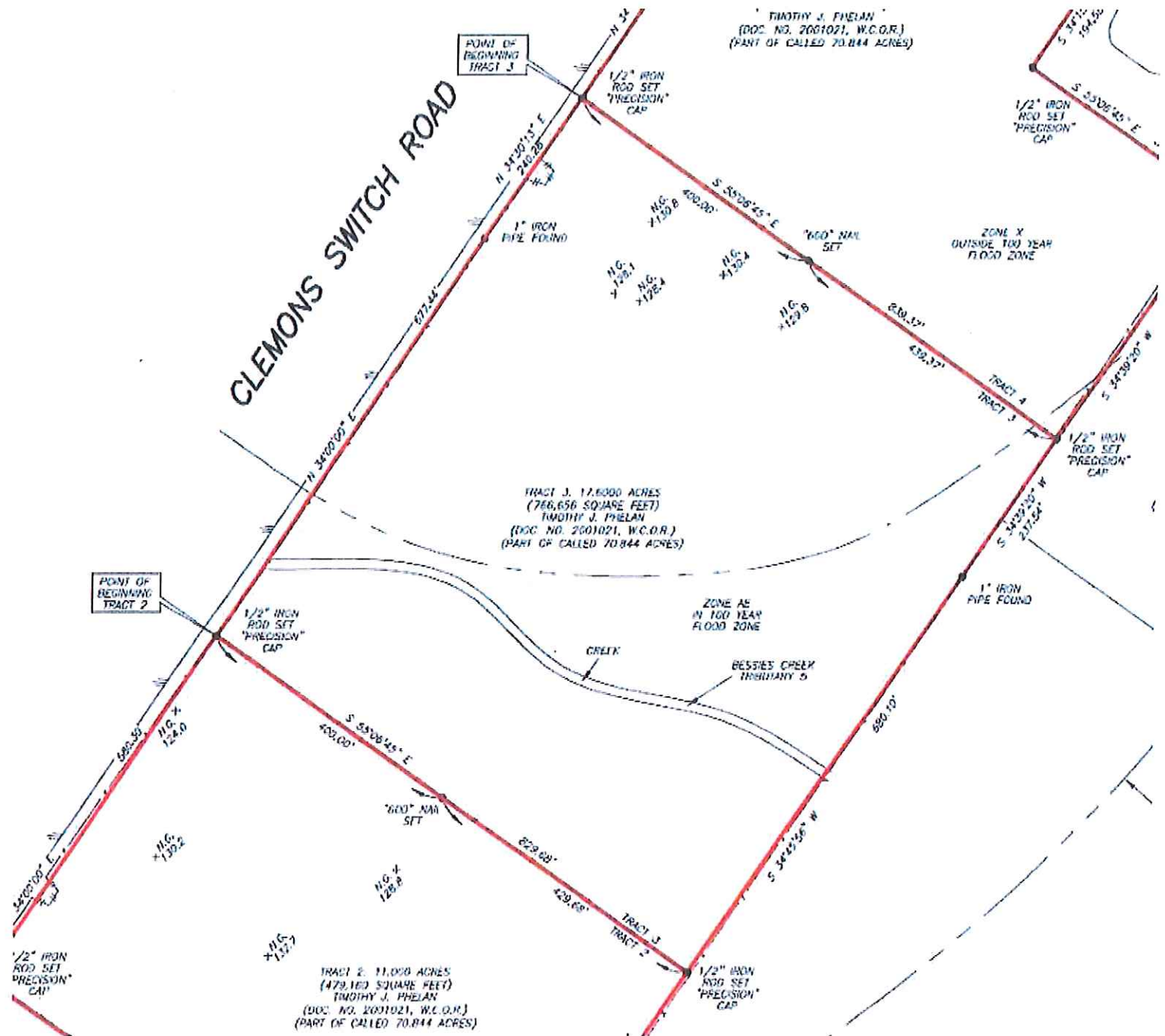
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THE FACTS CORRECTLY
 REPRESENTED THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPEARING ON THE GROUND
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CONSIDERED FINAL FOR THE PURPOSES OF THE
 ABSTRACTING PROVIDED IN THE ABOVE
 NOTIFICATION. THE COMMISSION HAS RECORDED
 THIS IN PREPARATION OF THIS SURVEY.

TERRANCE HAY
 PROFESSIONAL LAND SURVEYOR
 REG. NO. 20-00081
 JANUARY 27, 2009



PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-455-5555
 281-444-1544
 281-444-1544
 281-444-1544
 281-444-1544

CLEMONS SWITCH ROAD



TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(PART OF CALLED 70.844 ACRES)

TRACT 3, 17.6000 ACRES
(786,656 SQUARE FEET)
TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(PART OF CALLED 70.844 ACRES)

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)

POINT OF BEGINNING TRACT 2

POINT OF BEGINNING TRACT 3

ZONE X
OUTSIDE 100 YEAR
FLOOD ZONE

ZONE A5
IN 100 YEAR
FLOOD ZONE

CREEK

BESSIE'S CREEK
TRIBUTARY D

1/2" IRON
ROD SET
'PRECISION'
CAP

1/2" IRON
ROD SET
'PRECISION'
CAP

1/2" IRON
ROD SET
'PRECISION'
CAP

1/2" IRON
ROD SET
'PRECISION'
CAP

1/2" IRON
ROD SET
'PRECISION'
CAP

600' NAIL
SET

600' NAIL
SET

1" IRON
PIPE FOUND

1/2" IRON
ROD SET
'PRECISION'
CAP

1" IRON
PIPE FOUND

1/2" IRON
ROD SET
'PRECISION'
CAP

1/2" IRON
ROD SET
'PRECISION'
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ROD SET
'PRECISION'
CAP

STATE OF TEXAS

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COUNTY OF WALLER

Metes & Bounds Property Description

Tract 3

A tract of land containing 17.6000 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, and continuing for an additional distance of 600.83 Feet for a total distance of 1,547.42 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 839.37 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northeasterly corner of this tract;

THENCE, SOUTH 34° 39' 20" WEST, with the westerly lines of the remainder of a tract recorded in Volume 160, Page 598 of the O.P.R.W.C.T. and 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 237.54 Feet to a 1 Inch iron pipe found at a corner of this tract;

THENCE, SOUTH 34° 45' 56" WEST, continuing with the westerly line of said Brubanker Tract, a distance of 680.10 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 429.68 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 on the aforementioned easterly right-of-way line of Clemons Switch Road at the northwesterly corner of this tract;

THENCE, with said easterly right-of-way line of Clemons Switch Road the following two (2) courses:

1. NORTH 34° 00' 00" EAST, a distance of 677.44 Feet to a 1 Inch iron rod found at a corner of this tract;
2. NORTH 34° 30' 13" EAST, a distance of 240.28 Feet to the POINT OF BEGINNING and containing 17.6000 Acres of land.

(See attached drawing)



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