

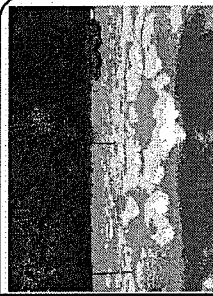
GF NO. 469728 STEWART TITLE  
 ADDRESS: F.M. 529  
 BROOKSHIRE, TEXAS 77423  
 BORROWER: MARLON S. FORERO AND  
 CECILIA M. BARRERA

**0.6595 ACRE**  
**TRACT 11, OF RESERVE B**  
**CORRECTED PLAT OF**  
**PEREGRINE ESTATES, SECTION 2**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 341, PAGE 468 OF THE DEED RECORDS  
 OF WALLER COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: ANY AND ALL EASEMENTS AND BUILDING SET BACK LINES  
 SET FORTH IN RESTRICTIVE INSTRUMENTS FILED UNDER VOL. 333, PG. 550 & 551  
 AND CORRECTED IN VOL. 341, PG. 468, W.C.O.R. AND IN VOL. 1280, PGS. 217,  
 227 & PG. 231 AND VOL. 1282, PGS. 110, 118 & 122,  
 SHOULD BE CONSIDERED BEING SUPERSEDED AND/OR  
 ADDITIONAL GRANTMENTS OF BUILDING RESTRICTIONS AND/OR

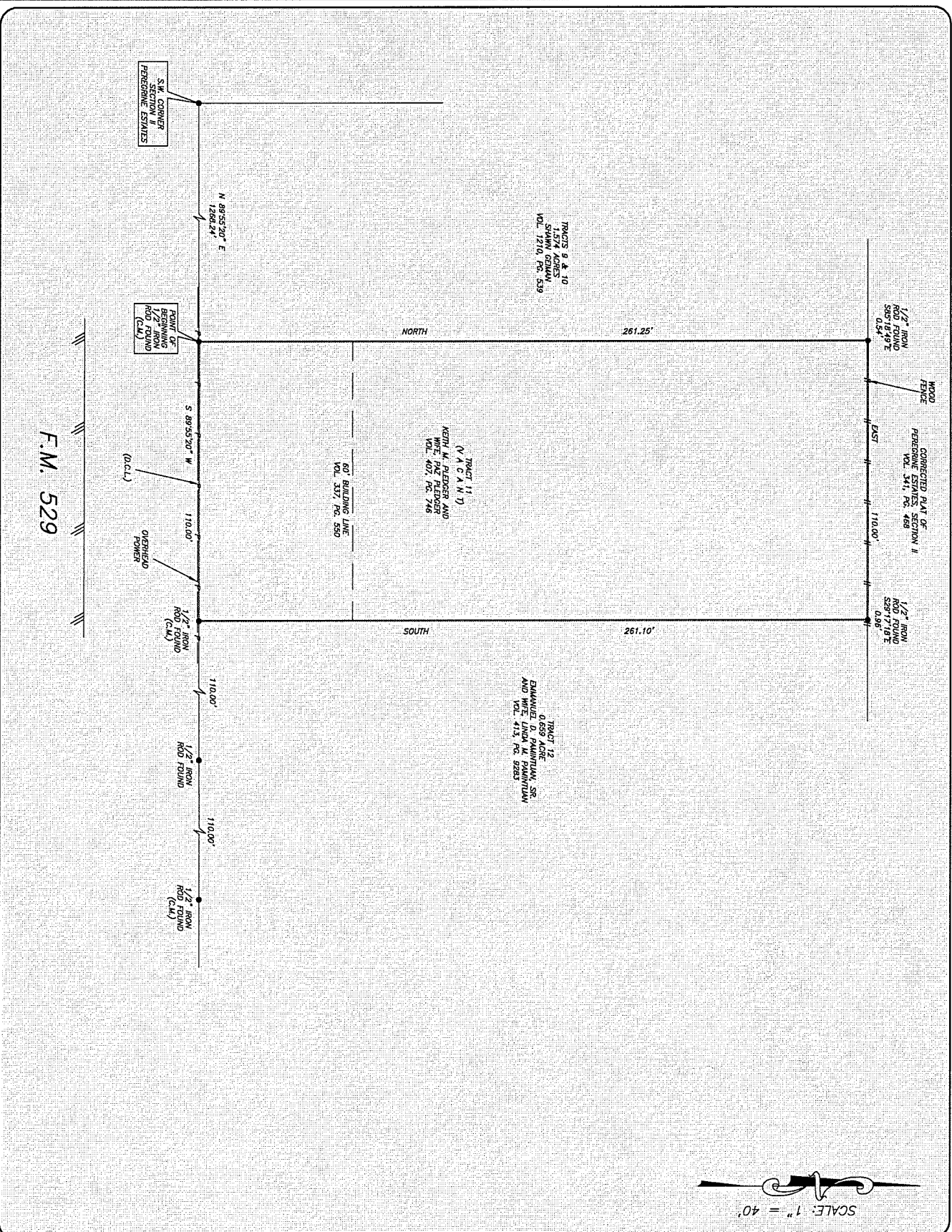
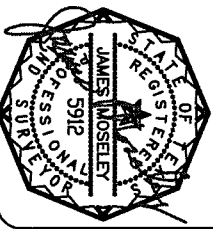
NOTE: EASEMENT AND RIGHT OF WAY PER VOL. 105, PG. 338 DIRECT. (UNABLE TO LOCATE)  
 NOTE: EASEMENT AND RIGHT OF WAY PER VOL. 197, PG. 99 DIRECT. (UNABLE TO LOCATE)  
 NOTE: EASEMENT AND RIGHT OF WAY PER VOL. 180, PG. 828 DIRECT. (UNABLE TO LOCATE)  
 NOTE: RIGHT OF WAY TO THE STATE OF TEXAS AS PER VOL. 187, PG. 368 DIRECT.  
 (UNABLE TO LOCATE)  
 NOTE: EASEMENT AND RIGHT OF WAY PER VOL. 346, PG. 697 DIRECT. (UNABLE TO LOCATE)



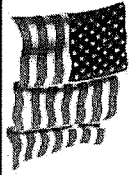
THIS PROPERTY DOES NOT LIE WITHIN THE  
 100' BUFFER ZONE OF ANY FLOOD HAZARD  
 PAVED NO. 48473C 0350 E  
 MAP REVISION: 02/18/2009  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INCOURAGES OF FEMA MAPS PRESENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARINGS VOL. 407, PG. 746  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE TIME  
 OF THIS SURVEY AND THAT THERE ARE NO  
 UNDISCOVERED EASEMENTS, RIGHTS OR  
 INTERESTS IN THE PROPERTY SURVEYED,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 REFERENCES TO PREVIOUS INSTRUMENTS WAS RAISED  
 UPON IN PREPARATION OF THIS SURVEY.  
 JAMES E. MOSELEY  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5912  
 AOB NO. 11-07-36  
 EXPIRES 11-07-39  
 REVISED: AUGUST 20, 2019 (ADD RESTRICTIONS)



SCALE: 1" = 40'



**stewart**  
 title  
 CAROL JOHNSON  
 281-304-0487



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 281-496-1586  
 860 THEWAKEFIELD STREET SUITE 100 HOUSTON, TEXAS 77079  
 210-829-4041  
 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 281-496-1867  
 770-829-4041  
 10063700

STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 0.6595 ACRES, (28,729 SQUARE FEET), BEING TRACT 11, OUT OF AND A PART OF RESERVE B, CORRECTED PLAT OF PEREGRINE ESTATES, SECTION TWO, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 341, PAGE 468, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.6595 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.660 ACRE TRACT OF LAND AS CONVEYED TO KEITH M. PLEDGER AND WIFE, PAZ PLEDGER BY INSTRUMENT RECORDED IN VOLUME 407, PAGE 746, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.6595 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 407, PAGE 746, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS)

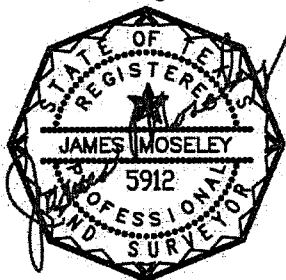
BEGINNING at a ½” iron rod found on the north right-of-way line of F.M. 529, same being the south line of said Reserve B, for the southeast corner of that certain called 1.574 acre tract of land being Tracts 9 and 10, out of said Reserve B, as conveyed to Shawn Geiman by instrument recorded in Volume 1210, Page 539, of the Deed Records of Waller County, Texas, same being the southwest corner and POINT OF BEGINNING of the herein described tract, from which a calculated point for the southwest corner of said Corrected Plat of Peregrine Estates, Section Two bears, S 89°55’20” W, a distance of 1268.24 feet;

Thence, North, across said Reserve B, along the common line of said 1.574 Acre Tract, a distance of 261.25 feet to a calculated point on the north line of said Reserve B for the northeast corner of said 1.574 Acre Tract, same being the northwest corner of the herein described tract, from which a ½” iron rod found for reference bears, S 85°18’49” E, a distance of 0.54 feet;

Thence, East, along the north line of said Reserve B, a distance of 110.00 feet to a calculated point for the northwest corner of that certain called 0.659 acre tract of land being Tract 12, out of said Reserve B, as conveyed to Emmanuel D. Pamintuan, Sr. and Wife, Linda M. Pamintuan by instrument recorded in Volume 413, Page 928, of the Deed Records of Waller County, Texas, same being the northeast corner of the herein described tract; from which a ½” iron rod found for reference bears, S 29°17’18” E, a distance of 0.96 feet;

Thence, South, across said Reserve B, along the common line of said 0.659 Acre Tract, a distance of 261.10 feet to a ½” iron rod found on the north right-of-way line of F. M. 529, same being the south line of said Reserve B, for the southwest corner of said 0.659 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 89°55’20” W, along the north right-of-way line of F. M. 529, same being the south line of said Reserve B, a distance of 110.00 feet to the POINT OF BEGINNING and containing 0.6595 acres 28,729 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 19-07136  
August 12, 2019

See Drawing Attached