



Scale: 1" = 200'

**SURVEY NOTES:**

1. This survey consists of a separate plat and legal description.
2. This survey relies on record data furnished by Stewart Title Guaranty Company dated March 1, 2020, G.F. No. 13-201682KL.
3. The shaded portion of this property is in the 100 year Flood Plain (Zone AE) and the cross-hatched area is in the Floodway, according to the Waller County, Texas Flood Plain Map Community Panel No.48473C0075E dated February 18, 2009 and the Harris County, Texas Flood Plain Map Community Panel No. 48201C0015L dated June 18, 2007.
4. All bearings recited hereon are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum 1983.
5. Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

APPROX. LOCATION OF SPRING CREEK CENTERLINE (HARRIS/WALLER CO. LINE)

RESIDUE OF CALL 300.00 AC C.F. No. 1600714 & RP-2016-47708 W.C.O.P.R.

APROX. LOCATION OF AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD.

CONSERVATION EASEMENT 25.4540 AC. W.C.C.F.No. 1606159 & RP-2016-393056 H.C.O.P.R.

ANDREW MCSTEE SURVEY A - 534

RESIDUE OF 225 AC. H.C.C.F.No. V479648

LINE	BEARING	DISTANCE
L1	S 54°01'23" E	15.83'
L2	S 30°18'49" E	33.89'
L3	S 40°42'14" E	23.12'
L4	N 82°51'57" E	73.35'
L5	S 87°56'21" E	72.08'
L6	S 62°39'43" E	10.86'
L7	S 48°30'28" E	11.81'
L8	N 15°20'17" W	31.24'
L9	N 06°15'39" W	35.93'
L10	N 57°24'06" W	84.45'

ANDREW MCSTEE A-220

CALL 97.57 AC VOL. 713, PG. 604 W.C.O.P.R.

CALL 97.57 AC VOL. 713, PG. 604 W.C.O.P.R.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in March, 2020 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



*David Leyendecker*  
For Clay & Leyendecker, Inc.  
David Leyendecker, R.P.L.S.  
Texas Registration No. 2085

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Consulting Engineers & Surveyors

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Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

## PLAT OF SURVEY

FOR A 40.0000 ACRE TRACT OF LAND CONTAINING A PORTION OF A 25.4540 ACRE CONSERVATION EASEMENT RECORDED IN CLERK'S FILE No. 1606159, BEING OUT OF AND PART OF A CALLED 300.00 ACRE TRACT (CLERK'S FILE No. 1600714 & RP-2016-47708 OFFICIAL PUBLIC RECORDS) AND BEING LOCATED IN THE ANDREW MCSTEE SURVEY, ABSTRACT 534, HARRIS COUNTY, AND 0.0299 ACRES OF THE 40.0000 ACRES ARE IN THE ANDREW MCSTEE SURVEY, ABSTRACT 220, WALLER COUNTY, TEXAS.

Scale: 1" = 150'

File Name: 20-023

Dwn. By: BR Date: 03-13-2020