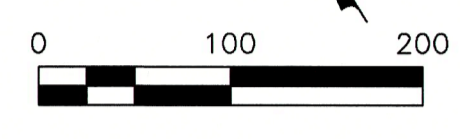


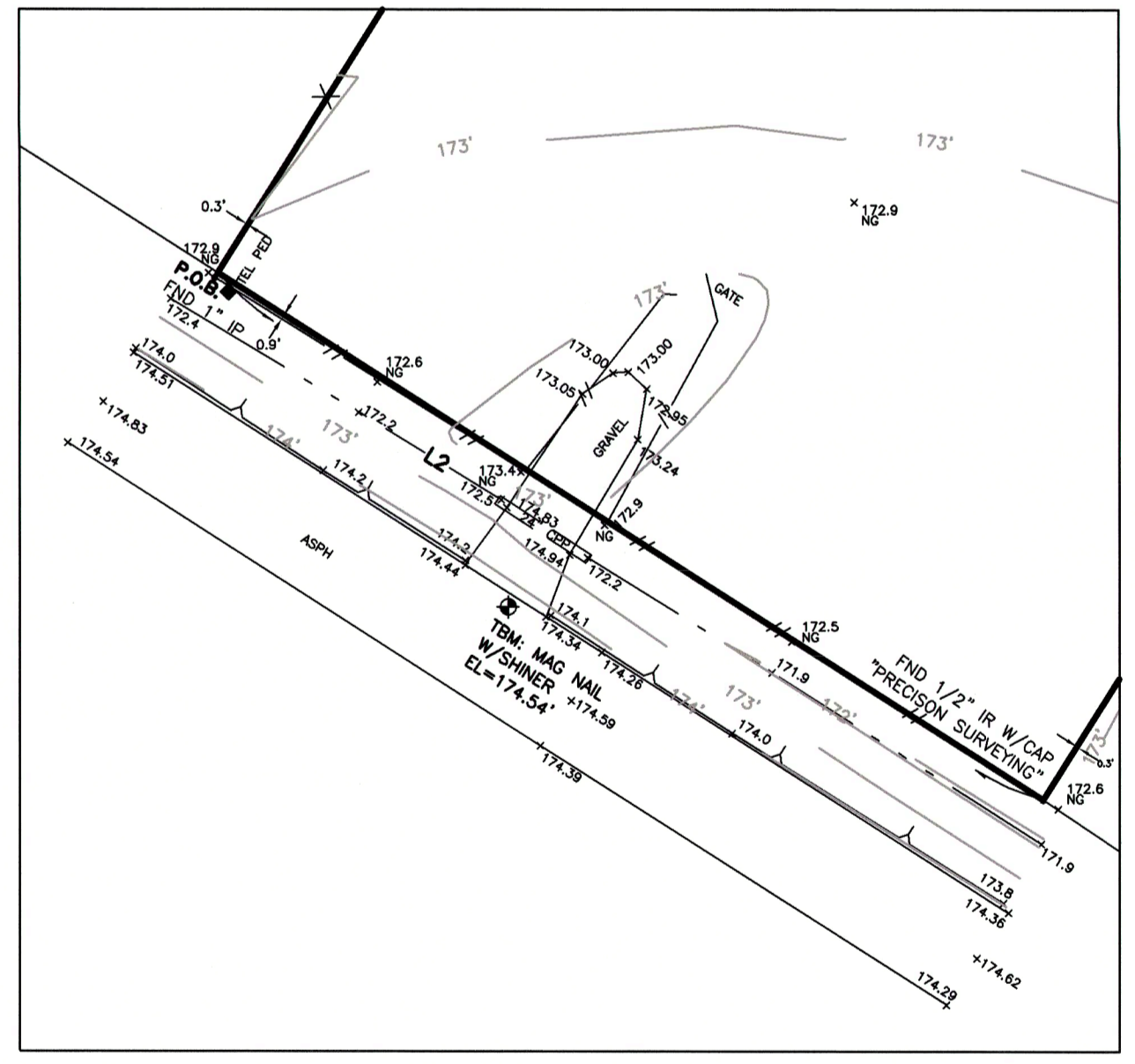
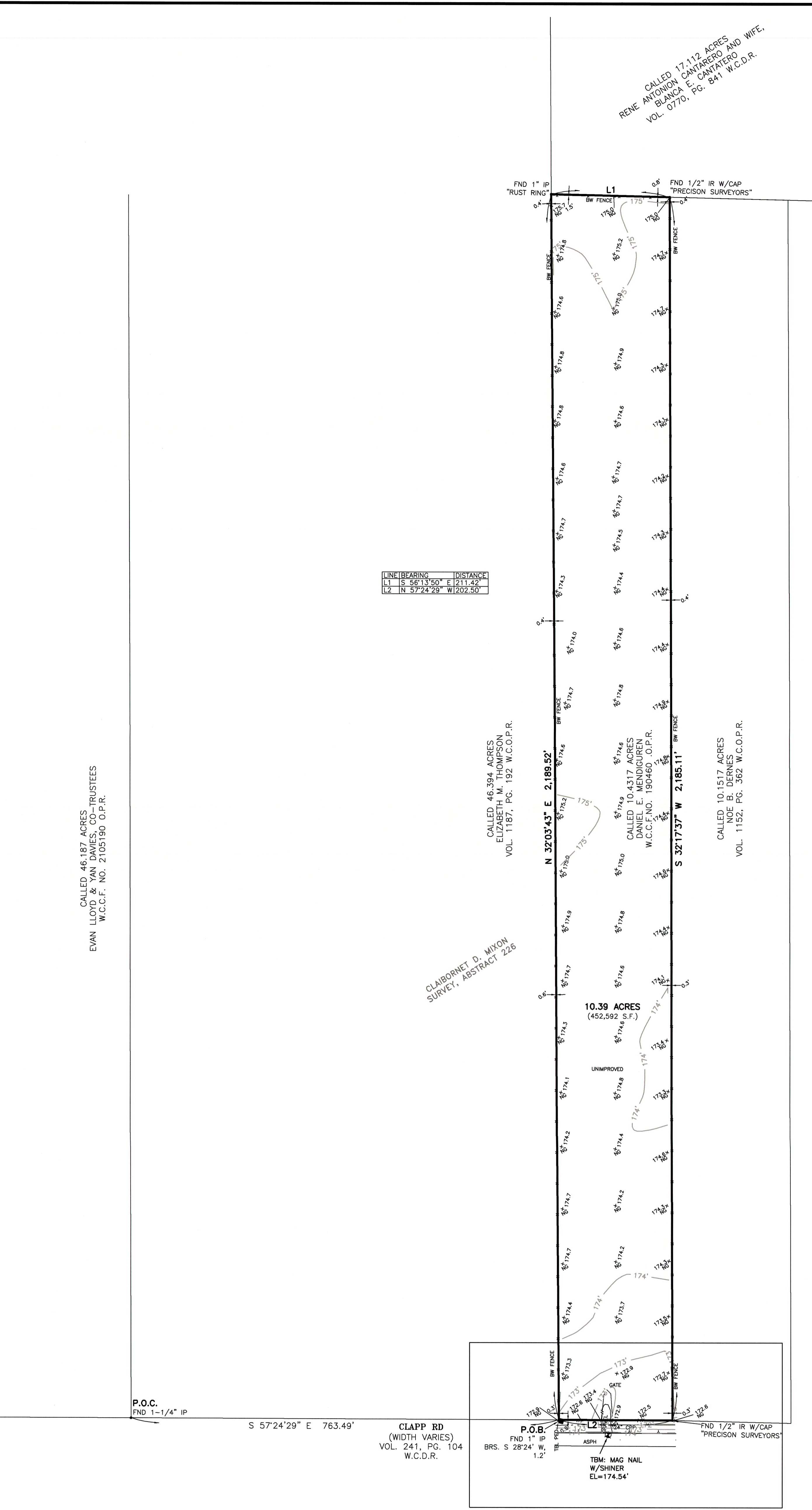
- LEGEND**
- ASPH ASPHALT
 - BW BARBED WIRE
 - CPP CORRUGATED PLASTIC PIPE
 - EL ELEVATION
 - FND FOUND
 - IR/IP IRON ROD/IRON PIPE
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - S.F. SQUARE FEET
 - TBM TEMPORARY BENCH MARK
 - TEL PED TELEPHONE PEDESTAL
 - VOL. VOLUME
- W.C.C.F. NO. WALLER COUNTY CLERK'S FILE NUMBER
 W.C.D.R. WALLER COUNTY DEED RECORDS
 W.C.O.P.R. WALLER COUNTY OFFICIAL PUBLIC RECORDS
 O.P.R. OFFICIAL PUBLIC RECORDS



GENERAL NOTES:

- The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.
 - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E dated February 18, 2009 the subject tract appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain.
 - This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
 - Easements and other recorded information shown hereon are as per Commitment for Title Insurance prepared by Stewart Title Guaranty Company, G.F. No. 1268465, with an effective date of May 18, 2021 and an issue date of June 3, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.
 - This survey has been prepared for the sole purpose of the transaction described in the above-mentioned Commitment for Title Insurance and the parties listed thereon. This survey is not to be used for any subsequent transactions.
 - Research for adjoiner tracts was performed by KM Surveying, LLC.
 - Item No. 10b) of Schedule B of said Commitment for Title Insurance mentions a Right of way easement dated April 2, 1973, granted to the County of Waller as reflected by instrument recorded in Volume 241, Page 104 of the Waller County Deed Records. (Affects the subject tract as shown hereon, Clapp Road right-of-way.)
 - Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
 - The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
 - This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues.
 - KM Surveying, LLC has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by KM Surveying, LLC.
 - Elevations shown hereon are based on GPS observations as observed from the Topcon Positioning System, TopNET+.
- TBM:**
 Set Mag Nail with shiner near gravel entrance of subject tract in the northern portion of Clapp Road, as shown hereon.
 Elevation 174.54 feet NAVD 88

LINE	BEARING	DISTANCE
L1	S 56°13'50" E	211.42'
L2	N 57°24'29" W	202.50'



DRIVEWAY DETAIL
N. T. S.

SEE INSET FOR DRIVEWAY DETAIL

METES AND BOUNDS DESCRIPTION
 10.39 ACRES IN THE
 CLAIBORNET D. MIXON SURVEY, ABSTRACT 226
 WALLER COUNTY, TEXAS

A 10.39-ACRE TRACT OF LAND SITUATED IN THE CLAIBORNET D. MIXON SURVEY, ABSTRACT 226, WALLER COUNTY, TEXAS, BEING ALL OF THAT CALLED 10.4317-ACRE TRACT OF LAND DESCRIBED IN DEED TO DANIEL E. MENDIGUREN RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER 190460 OF THE OFFICIAL PUBLIC RECORDS, SAID 10.39-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 1 1/4-inch iron pipe in the northeast right-of-way line of said Clapp Road (width varies) marking the south corner of a called 46.187-acre tract of land described in a deed to Evan Lloyd and Yan Davies, Co-trustees, recorded under Waller County Clerk's File Number 2105190 of the Official Public Records and the west corner of a called 46.394-acre tract of land described in a deed to Elizabeth M. Thompson recorded in Volume 1187, Page 192 of the Waller County Official Public Records;

THENCE South 57°24'29" East, 763.49 feet along the northeast right-of-way line of said Clapp Road and southwest line of said called 46.394-acre tract of land to a point marking the south corner of said called 46.394-acre tract of land, the southwest corner of said called 10.4317-acre tract of land, and the POINT OF BEGINNING of the herein described tract of land, from which a 1-inch iron pipe bears South 28°24' West, 1.2 feet;

- THENCE North 32°03'43" East, 2,189.52 feet, along the common of said called 43.394-acre tract of land and of said called 10.4317-acre tract of land to a found rust ring of a 1-inch iron pipe marking the west corner of a called 17.112-acre tract of land described in a deed to Rene Antonion Cantarero and wife, Blanca E. Cantarero recorded in Volume 0770, Page 840 of the Waller County Deed Records and the north corner of said called 10.4317-acre tract of land and of the herein described tract of land;
- THENCE South 56°13'50" East, 211.42 feet, along the common line of said called 17.112-acre tract of land and of said called 10.4317-acre tract of land to a found 1/2-inch iron rod with cap stamped "PRECISION SURVEYORS" marking the north corner of a called 10.1517-acre tract of land described in a deed to Noel B. Dernes recorded in Volume 1152, Page 362 of the Waller County Official Public Records and the east corner of said called 10.4317-acre tract of land and of the herein described tract of land;
- THENCE South 32°17'37" West, 2,185.11 feet, along the common line of said called 10.1517-acre tract of land and of said called 10.4317-acre tract of land to a found 1/2-inch iron rod with cap stamped "PRECISION SURVEYORS" in the northeast right-of-way line of said Clapp Road marking the west corner of said called 10.1517-acre tract of land and the south corner of said called 10.4317-acre tract of land and of the herein described tract of land;
- THENCE North 57°24'29" West, 202.50 feet along the northeast right-of-way line of said Clapp Road and the southwest line of said called 10.4317-acre tract of land to the POINT OF BEGINNING and containing 10.39 acres (452,592 square feet) of land.

To: Luis Antonio Fajardo, Daniel E. Mendiguren, Stewart Title Guaranty Company

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey and Category 6, Condition I Survey.

Surveyed on this the 21st day of July, 2021

Kevin Drew McRae
 Kevin Drew McRae
 Registered Professional Land Surveyor
 Texas Registration No. 5485



3			
2			
1			
REV	DESCRIPTION	BY	DATE

KM Surveying, LLC
 3902 REESE ROAD - SUITE C-100
 ROSENBERG, TEXAS 77471
 713-234-6627 www.kmsurveying.com

TBPELS FIRM #10178700

LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
 10.39 ACRES
 CLAIBORNET D. MIXON, A-226
 WALLER COUNTY, TEXAS

DATE: August 11, 2021 SCALE: 1"=100' JOB NO.: 2310-2115
 DWG. NAME: 2310-2115 pb 1041 10.4317 ac.dwg DRAWING NO.: NONE

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 THIS SURVEY IS VALID WITH ORIGINAL KM SURVEYING, LLC SEAL & SIGNATURE IN BLUE INK AND IS FOR THIS TRANSACTION ONLY. ANY HAND OR ELECTRONIC COPY OR FACSIMILE ARE NOT CONSIDERED ORIGINAL AND ARE NULL AND VOID.