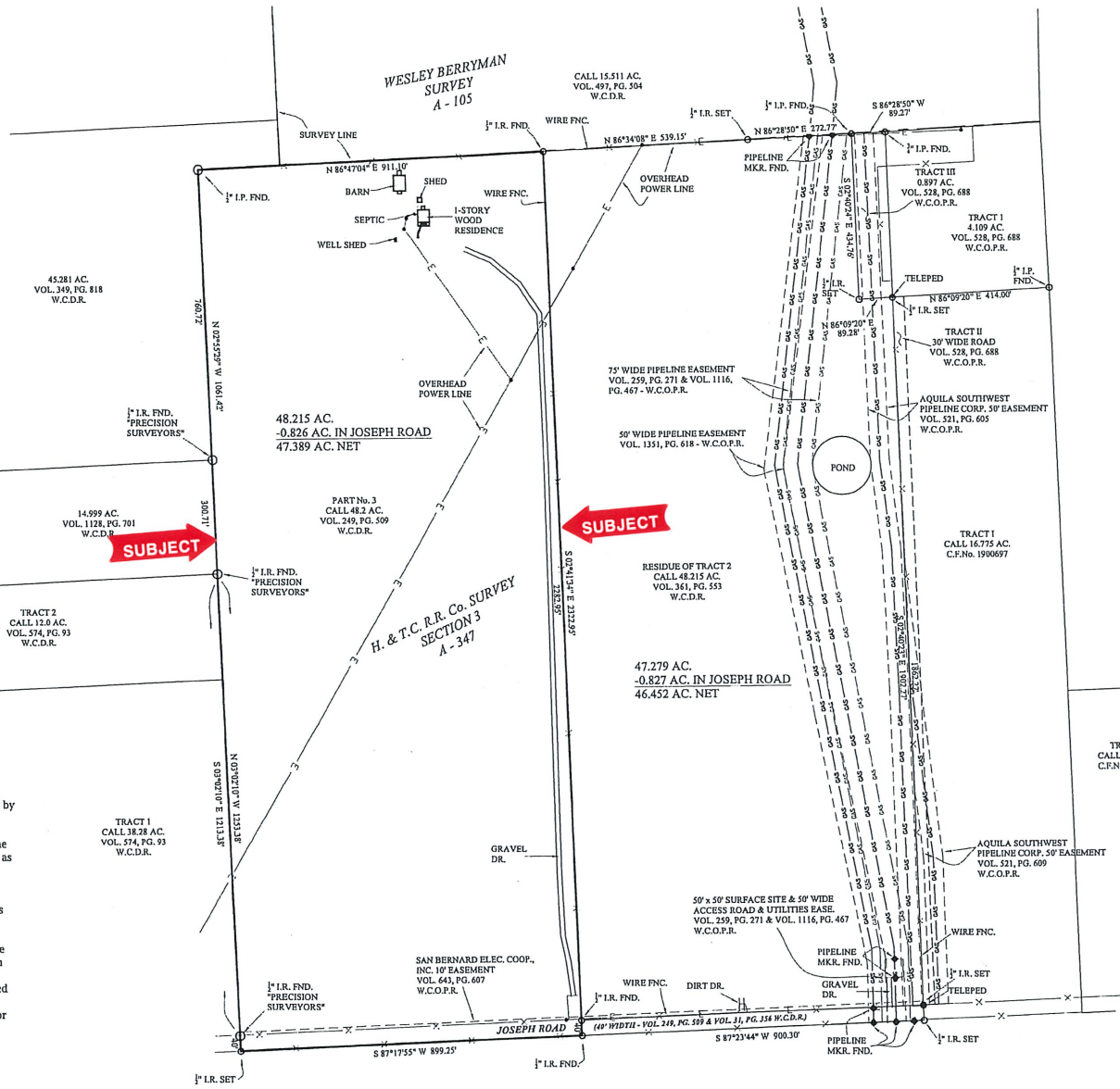


Scale: 1" = 200'



PLAT OF SURVEY

FOR A 48.215 ACRE TRACT OF LAND BEING CALLED A 48.20 ACRE TRACT AND DESCRIBED AS PART No. 3 IN VOLUME 249, PAGE 509, DEED RECORDS AND BEING LOCATED IN THE H. & T.C. R.R. Co. SURVEY, SECTION 3, ABSTRACT 347, WALLER COUNTY, TEXAS.

- SURVEY NOTES:**
- This survey consists of a separate plat and legal description.
 - This survey relies on record data furnished by Stewart Title Guaranty Company dated October 10, 2021, G.F. No. 13-212177KL.
 - Unable to field verify the location of the San Bernard Elec. Coop., Inc. Easement as recorded in Volume 174, Page 418 & Volume 189, Page 187 W.C.D.R.
 - This property is not in the 100 year Flood Plain, according to the Waller County, Texas Flood Plain Map Community Panel No. 48473C0075E dated February 18, 2009.
 - All bearings recited hereon are based on the South line of this tract (South line of Joseph Road) running South 87° 15' 09" West.
 - Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

The undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in September, 2021 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



H. M. Clay
 For Clay & Leyendecker, Inc.
 Herman M. Clay Jr., R.P.L.S.
 Texas Registration No. 2732
 10-19-2021

Copyright © 2021 Clay & Leyendecker, Inc. All rights reserved.

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 1350 Ave. D, Katy, Texas 77493 / (281) 391-0173
 Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

Scale:	1" = 200'
File Name:	21-126C
Dwn. By:	BR
Date:	7-22-21
(coord: 21-090)	

FIELD NOTES FOR A 48.215 ACRE TRACT OF LAND BEING CALLED A 48.20 ACRE TRACT AND DESCRIBED AS PART No. 3 IN VOLUME 249, PAGE 509, DEED RECORDS AND BEING LOCATED IN THE H. & T.C. R.R. Co. SURVEY, SECTION 3, ABSTRACT 347, WALLER COUNTY, TEXAS.

BEGINNING: At a 1/2 inch iron pipe found for the Northwest corner of the herein described tract, same being the Northwest corner of the above 48.20 acre tract for an interior corner of a called 45.281 acre tract (Volume 349, Page 818 Deed Records);

THENCE: North 86° 47' 04" East a distance of 911.10 feet to a ½ inch iron rod found for the Northeast corner of the herein described tract and the Northwest corner of a 47.279 acre tract (not yet recorded) being the residue of a called 48.215 acre tract (described as Tract 2 in Volume 361, Page 553 Deed Records), said point being located in the South line of a called 15.511 acre tract (Volume 497, Page 504 Deed Records) and the South line of the Wesley Berryman Survey, Abstract 105 and a North line of the H.&T.C.R.R. Co. Survey, Section 3, Abstract 347;

THENCE: South 02° 41' 34" East at a distance of 2282.95 feet passing a ½ inch iron rod set in the North line of Joseph Road (40 foot width, Volume 249, Page 509 Deed Records) and continuing on for a total distance of 2322.95 feet to a ½ inch iron rod found for the Southeast corner of the herein described tract and the Southwest corner of the 47.279 acre tract;

THENCE: South 87° 17' 55" West a distance of 899.25 feet with the South line of Joseph Road to a ½ inch iron rod set for the Southwest corner of the herein described tract located in the South line of Joseph Road;

THENCE: North 03° 02' 10" West at a distance of 40.00 feet passing a ½ inch iron rod found with cap stamped "PRECISION SURVEYORS" in the North line of Joseph Road for the Southeast corner of a called 38.28 acre tract (Volume 574, Page 93 Deed Records) and continuing on for a total distance of 1253.38 feet to a ½ inch iron rod found with cap stamped "PRECISION SURVEYORS" for the Northeast corner of a called 12.0 acre tract (Volume 574, Page 93 Deed Records) and the Southeast corner of a called 14.999 acre tract (Volume 1128, Page 701 Deed Records);

THENCE: North 02° 55' 29" West at a distance of 300.71 feet passing a ½ inch iron rod found with cap stamped "PRECISION SURVEYORS" for the Northeast corner of the 14.999 acre tract and a Southeast corner of the before mentioned 45.281 acre tract and continuing on for a total distance of 1061.42 feet to the **PLACE OF BEGINNING** and containing 48.215 acres of land of which 0.826 acres are within Joseph Road.

All bearings recited hereon are based on the South line of this tract (South line of Joseph Road) running South 87° 15' 09" West.

This survey consists of a separate plat and a legal description.

Herman M. Clay Jr.

For Clay & Leyendecker, Inc.
Herman M. Clay Jr., R.P.L.S.
Texas Registration No. 2732
Registered Firm No. 10044600
September 22, 2021

By

H&TCRR3-48.215AC-21-126

