



REMAINDER OF 96.38 ACRES
 GLENDA GAY GORDON
 VOL 667, PG 535 W.C.D.R.

CALLLED 12.00 ACRES
 REMAINDER OF 96.38 ACRES
 GLENDA GAY GORDON
 VOL 667, PG 535 W.C.D.R.

NOTES:
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN LETTER AND BOUNDS DESCRIPTION BUILDING SETBACK LINE 50' FROM ANY TRACT LINE (VOL. 919, PG 419 O.P.R.W.C.)
 TRACT B - ROADWAY & UTILITY EASEMENT DATED 01/23/1999, BY T&L, INC (VOL. 579, PG 33 O.P.R.W.C.)
 RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. (VOL. 1051, PG 161 O.P.R.W.C.)
 RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. (VOL. 672, PG 396 O.P.R.W.C.)
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY.
 BEARING ORIENTATION BASED ON SOUTHERN LINE OF SAID 12.00 ACRE TRACT, AS PER DEED.
 ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. INHERENT INACCURACIES IN FEMA PANELS PRECLUDE SURVEYORS FROM MAKING ACCURATE DETERMINATION OF FLOOD ZONE BOUNDARIES.

LEGEND

These standard symbols will be found in the drawing.

○ FOUND MONUMENT
 ○ POWER POLE

GRAVEL

— EASEMENT LINE
 — X — BARB WIRE FENCE
 — V — HDG WIRE FENCE
 — OF — OVERHEAD POWER

1" = 150'

DESCRIPTION: 12.00 ACRES OUT OF THE PETER HARPER SURVEY, A-137				This lot does not appear to lie in the 100 year flood plain and appears to be in ZONE X as indicated by the Federal Emergency Administration designated Flood Hazard Area by Community Flood No. 4827-000055 dated 02/13/82
RECORDATION: VOL 920, PG 051 W.C.D.R.	COUNTY: WALLER	ST.: TX	ABSTRACT: PETER HARPER, A-137	
RECORD TITLE: W. MICHAEL ROBERTS, JR. TITLE COMPANY: AKA WILLIAM MICHAEL ROBERTS, JR. AND WIFE, JENNIFER DEAN ROBERTS FIDELITY NATIONAL TITLE				JOB #: 0903037
PURCHASER: W. MICHAEL ROBERTS JR. & DEAN ROBERTS LENDER: AMEGY MORTGAGE COMPANY, LLC ADDRESS: 32159 TWO CREEKS CROSSING, MEMPHIS, TX 77445				
FIELD WORK: RC				<p>KLSS KING'S LAND SURVEYING SOLUTIONS, LLC Professional Land Surveyors</p>
DRAFTED BY: DK, JR				
CHECKED BY: DK, SR				
C.P. NUMBER: 09-11027142				

Handwritten signature: W. Michael Roberts



**KING'S LAND SURVEYING
SOLUTIONS, LLC**
Professional Land Surveyors

METES AND BOUNDS
OF A 12 ACRE CALLED TRACT I
IN THE
PETER HARPER SURVEY
ABSTRACT NO. 137
WALLER COUNTY, TEXAS

BEING a tract or parcel containing 12.00 acres called Tract I of land situated in the Peter Harper Survey, Abstract No. 137, Waller County, Texas and out of and a part of that certain 96.380 acre tract of land conveyed to Nine Bar Ranch Texas, Inc. as recorded in Volume 392, Page 697 Waller County Deed Records, the same 96.380 acre tract described in General Warranty Deed recorded in Volume 667, Page 535 Waller County Deed Records, the same land conveyed to W. Michael Roberts and Jennifer Dean Roberts and being described more particularly by metes and bounds as follows (the base of bearings is the south line of said 12.00 acre tract):

Beginning at a 1/2 inch iron rod found for the southwest corner of a called 12.40 acre tract being part of said 96.380 acre tract, the northwest corner of an adjacent called 12.00 acre tract being part of said 96.380 acre tract and the northeast corner of the herein described tract for the **POINT OF BEGINNING;**

THENCE South 02° 23' 20" East, along the along the common line of said adjacent 12.00 acre tract and the herein described tract, a distance of 1180.61 feet to a 1/2 inch iron rods found in the south line of a 60 foot roadway and utility easement as recorded in Volume 579, Page 33 of the Waller County Deed Records (from which a 1/2 inch iron rod found bears North 02° 23' 20" West, a distance of 60.29 feet marking the north line of said 60 foot roadway and utility easement) and being in the north line of a 49.304 acre tract and the southeast corner of the herein described tract;

THENCE North 86° 47' 46" West, along the north line of the said 49.304 acre tract, the south line of said 60 foot roadway and utility easement and south line of the herein described tract, a distance of 453.36 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract;

THENCE North 02° 23' 20" West, along the west line of the herein described tract, passing at a distance of 60.29 feet a point (from which a fencepost bears South 87° 53' 43" East a distance of 0.91 feet) for in the north line of said 60 foot road way and utility easement continuing for a total distance of 1136.43 feet to a point (from which a fence post bears South 39° 25' 33" East, a distance of 2.32 feet) being the northwest corner of the herein described tract;

THENCE North 87° 36' 40" East, along the north line of the herein described tract, a distance of 451.20 feet to the **POINT OF BEGINNING**, containing 12.00 acres of land.

Together with a 60 foot road easement called Tract II as recorded in Volume 579, Page 33 of the Waller County Deed Records.

This metes and bounds survey was made in conjunction with a survey plat.



David E. King, R.P.L.S.
President
King's Land Surveying Solutions, LLC

