

FIELD NOTES FOR 7.62 ACRES
(IN US SURVEY FEET)
1 inch = 40 FT.

Being a tract containing 7.62 acres of land situated in the H. Hedgeperth Survey, A-139, in Waller County, Texas, and being a portion of a call 14.12 acre tract recorded in the name of Lonestar Development, LLC, in Waller County Clerk's File (W.C.C.F.) No. 2015002164; Said 7.62 acres being more particularly described as follows: Beginning at the southeast corner of the Texas Coordinate System of 1983, South Central Zone, based on GPS observations;

BEGINNING at a 5/8 inch iron rod found at the southeast corner of a call 6.5 acres tract recorded in the name of Burkhart Comm. (US) Inc. W.C.C.F. No. 2015002165 and being on the east Right-of-Way (R.O.W.) line of F.M. 362, 100-foot width, as described in Volume 111, Page 458 of the Waller County Deed Records (W.C.D.R.), from which a 5/8 inch iron rod found at the southeast corner of said tract bears North 02 degrees 08 minutes 53 seconds West, a distance of 763.07 feet;

THENCE with the south line of said 6.5 acre tract, North 88 degrees 34 minutes 40 seconds East, a distance of 918.65 feet to a 5/8 inch iron rod with "GPI Partners" cap found at the southeast corner of said tract, as described in Volume 19, Page 112 of the W.C.D.R.;

THENCE with said west R.O.W. line of "B" Street, South 02 degrees 16 minutes 20 seconds East, a distance of 152.45 feet to a 5/8 inch iron rod found at the northeast corner of a call 0.248 acre tract recorded in the name of William Walker in W.C.C.F. No. 1708880;

THENCE with the north, west, and south lines of said 0.248 acre tract, the following three (3) courses:

1. South 86 degrees 52 minutes 39 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap (illegible) found at the northwest corner of said 0.248 acre tract;
2. South 02 degrees 16 minutes 21 seconds East, a distance of 90.00 feet East;
3. North 86 degrees 52 minutes 39 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod found at the southeast corner of said 0.248 acre tract and being on the west R.O.W. line of "B" Street;

THENCE with said west R.O.W. line of "B" Street, South 02 degrees 16 minutes 20 seconds East, a distance of 124.17 feet to a 5/8 inch iron rod found at the southeast corner of said 14.12 acre tract;

THENCE with the south line of said 14.12 acre tract and the north line of a call 8.00 acre tract recorded in the name of Hillside Plaza, LTD., under W.C.C.F. No. 2015002164, a distance of 55.00 feet to the southeast corner of said 14.12 acre tract and the west R.O.W. line of F.M. 362, from which point a 7/2 inch iron rod found bears South 40 degrees 23 minutes 55 seconds East, a distance of 614.34 feet;

THENCE with said east R.O.W. line of F.M. 362, North 02 degrees 08 minutes 53 seconds East, a distance of 379.50 feet to the POINT OF BEGINNING and containing 7.62 acres of land.

This is to certify that this plat and the survey on which it is based were prepared and recorded in accordance with the laws and regulations of the State of Texas and the specifications of the State Surveyor. Field Work was completed on February 4, 2019.

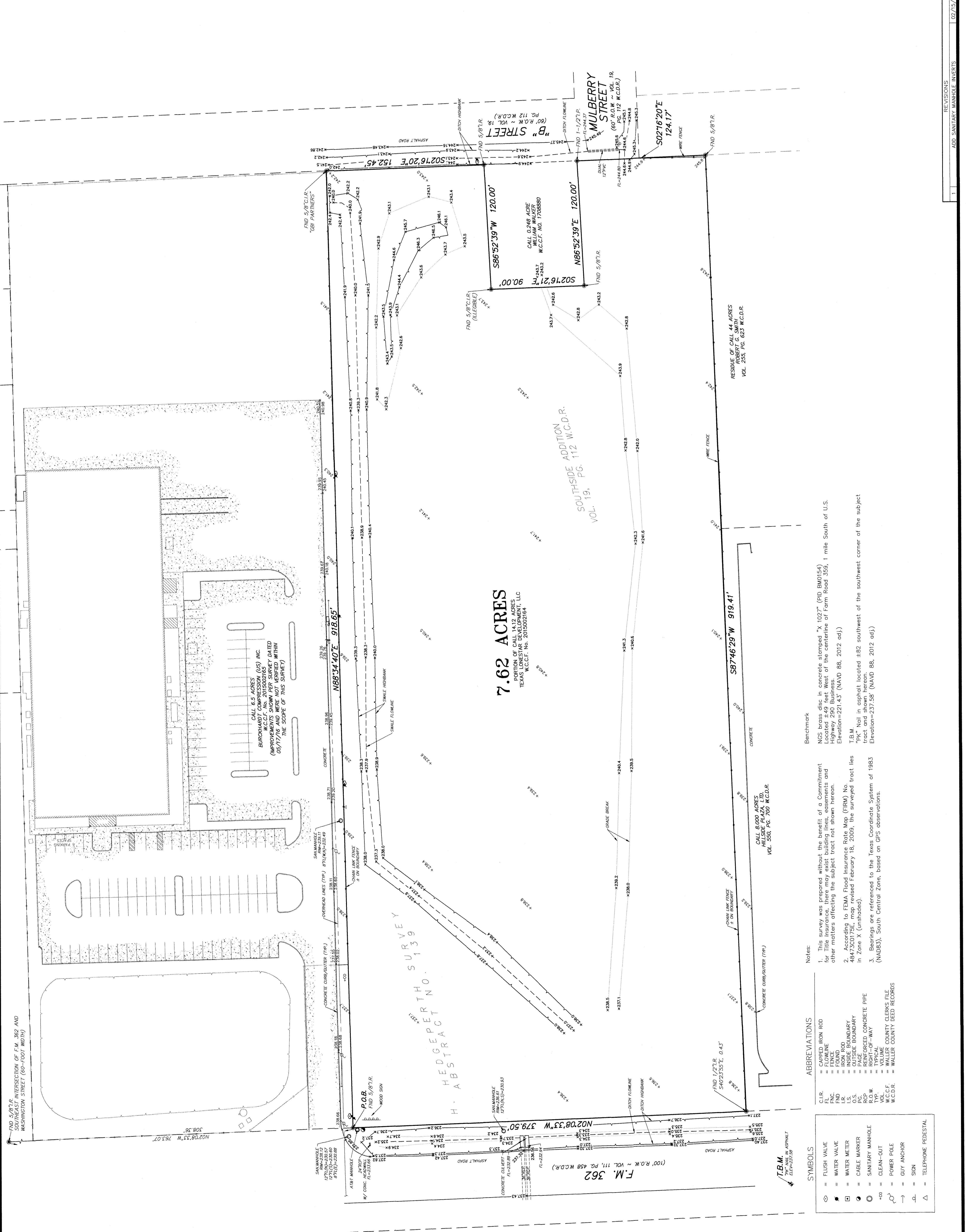
GPI Partners, L.P.
Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652

STANDARD LAND SURVEY AND EXHIBIT OF TOPOGRAPHY
7.62 ACRES

BEING A PORTION OF A CALL 14.12 ACRE TRACT OF LAND RECORDED IN THE NAME OF TEXAS LONESTAR DEVELOPMENT, LLC, IN WALLER COUNTY CLERK'S (W.C.C.F.) NO. 2015002164

LOCATED IN THE H. HEDGEPERTH SURVEY, A-139 WALLER COUNTY, TEXAS

GPI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. - MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gpi.com
TBM'S FIRM # 10130600



7.62 ACRES
PORTION OF CALL 14.12 ACRES
IN THE H. HEDGEPERTH SURVEY, A-139
W.C.C.F. NO. 2015002164

- Notes:**
1. This survey was prepared without the benefit of a Commitment for Title Insurance, there may exist building lines, easements and other matters affecting the subject tract not shown hereon.
 2. According to FEMA Flood Insurance Rate Map (FIRM) No. 48473C0175C, map revised February 18, 2009, the surveyed tract lies in Zone X (Unshaded).
 3. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations.

- ABBREVIATIONS**
- C.I.R. = CAPPED IRON ROD
 - F.N.C. = FENCE
 - FND = FOUND
 - IR = IRON ROD
 - O.S. = OUTSIDE BOUNDARY
 - P.C. = PAGE CAPPED CONCRETE PIPE
 - R.O.W. = RIGHT-OF-WAY
 - TYP. = TYPICAL
 - VOL. C.F. = VOLUME COUNTY CLERK'S FILE
 - W.C.D.R. = WALLER COUNTY DEED RECORDS

- SYMBOLS**
- = FLUSH VALVE
 - = WATER VALVE
 - = WATER METER
 - = SABLE MARKER
 - = SANITARY MANHOLE
 - = CLEAN-OUT
 - = POWER POLE
 - = GUY ANCHOR
 - = SIGN
 - = TELEPHONE PEDestal