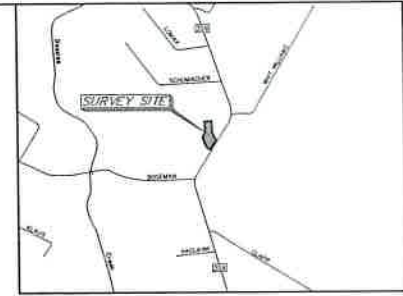
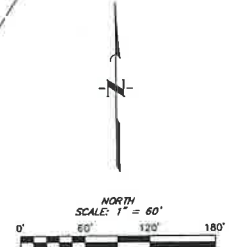


LINE	BEARING	DISTANCE
L1	S 27°52'17" W	22.67
L2	N 57°47'22" W	116.29
L3	N 27°54'20" W	100.88
L4	N 17°44'50" W	107.98
L5	N 14°26'25" W	20.81
L6	N 34°27'18" E	150.00
L7	S 8°21'25" W	23.00



MICINITY MAP
(SCALE: 1" = 2,000')

- GENERAL NOTES:**
- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480226, Map Number 4847203302, Flood 100, Suite "X" dated February 18, 2008, for Waller County, Texas and incorporated areas. Zone "X" is defined on areas determined to be 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. It is recommended that the land and water and flood depths may be assessed by hydrologic or hydrographic means. This Flood statement will not constitute liability on the part of the surveyor.
 - The location of the flood zone lines shown herein were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
 - All title encumbrances and assessments of records affecting these tracts are referred upon this report from the Republic National Title Insurance Co., L.P., Number 2312435701, dated May 9, 2023, other than those shown upon the above-referenced SMC instrument, with respect to any assessments, mortgages, easements, or rights-of-way affecting the subject property. No additional research regarding the existence of assessments, mortgages, easements, rights-of-way or other matters of record has been performed by the surveyor.
 - Pipelines and pipeline easements shown herein are approximate and based upon available aboveground evidence. Exact locations would need to be obtained by the respective pipeline companies.
 - Boundaries are based upon the Texas Coordinate System of 1983 South Central Zone, based upon GPS observations.
 - Fences shown herein are graphic only with dimensions that show at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicate which side of the property line the fence is on.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
 - Comments shown herein are approximate and based on recorded descriptions and/or public evidence. Exact locations would need to be marked by each respective easement holder.
 - Only visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
 - This survey does not provide any information concerning easements, fault lines, test wells or any other environmental issues. Such matters should be decided by the client or prospective purchaser in an expert consultation.
 - Development of the subject tract may require additional, approval and/or recording of a plat or maps. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include restriction of surface lines, easements, additional platting, and other matters.
 - This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties related thereto. This survey is not to be used for any subsequent transactions.
 - This survey has been prepared for the sole purpose of a commercial title and real property interests as referenced in the above-mentioned title commitment. This survey is not intended for site design, layout or engineering purposes.
 - Determination of the ownership, location, or description of minerals related to the Subject Tract fall outside the scope of the survey. Such matters should be decided by the client in an expert consultation.
 - For reference and further description, see notes and bounds description, job number 18026-0795-01, prepared by Quiddity on same date.



James J. Quiddity

LEGEND

- These standard symbols will be found in the drawing:
- SET 5/8" IR W/CAP WK "QUIDDITY"
 - FND 5/8" IR W/CAP WK "QUIDDITY"
 - CHAINS | CARTER
 - SIGN
 - POWER POLE
 - DUTY ANCHOR
 - CLEAN OUT
 - WATER METER
 - TELE. PEGS
 - OVERHEAD UTILITY LNC
 - BARBWARE FENCE
 - HOOGWIRE FENCE
 - CHAINLINK FENCE

ETC TEXAS PIPELINE, LTD
CALLED 5.217 ACRES
VOL. 870, PG. 488
G.R.C.T.
DESC. IN VOL. 476, PG. 377
D.R.W.C.T.

Subject to the General Notes shown:

We, Quiddity, writing by and through Chris D. Williams, a 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 II Survey.

Surveyed: 05-17-2023



Chris D. Williams
Registered Professional Land Surveyor
No. 5485
cdwilliams@quiddity.com

LAND TITLE SURVEY
OF
5.23 ACRES
OUT OF THE
STEPHEN MILLER SURVEY, ABSTRACT 219
WALLER COUNTY, TEXAS
MAY 2023



Texas Board of Professional Engineers and Land Surveyors, Reg. No. T004100
12121 Corporate Drive, Suite 100 • Houston, TX 77031 • 281.547.2011

5.23 Acres

Stephen Miller Survey, Abstract 219

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES & BOUNDS** description of a 5.23 acre tract of land in the Stephen Miller Survey, Abstract 219, Waller County, Texas, being out of and a part of the residue of that certain called 21.5512 acre tract recorded in Volume 866, Page 309, Official Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod with cap marked "Team" found in the apparent occupied northwesterly right-of-way line of F. M. Highway 359 (called 100-feet wide) for the northeast corner of said called 21.5512 acre tract, same being the southeast corner of an adjoining called 53.8279 acre tract recorded in Volume 1204, Page 770, Official Records, Waller County, Texas, said point bears North 87 degrees 21 minutes 52 seconds East, 1,514.78 feet (called North 89 degrees 55 minutes 00 seconds East, 1,517.04 feet, adjoiner called North 87 degrees 21 minutes 29 seconds East, 1,514.45 feet) from a 1-½ inch iron pipe found for the northwest corner of said called 21.5512 acre tract, same being the southwest corner of said adjoining called 53.8279 acre tract;

Thence South 27 degrees 52 minutes 17 seconds West (called South 30 degrees 25 minutes 25 seconds West) along the southeast line of said called 21.5512 acre tract, same being the apparent occupied northwest right-of-way line of F. M. Highway 359, 72.67 feet (called 72.67 feet) to an angle point;

Thence South 32 degrees 51 minutes 52 seconds West (called South 35 degrees 25 minutes 00 seconds West) continuing along said line, 657.90 feet to a 5/8 inch iron rod with cap marked "Quiddity" set on said line for the east corner and **Place of Beginning** of the herein described tract;

Thence South 32 degrees 51 minutes 52 seconds West (called South 35 degrees 25 minutes 00 seconds West) continuing along said line, being the southeast line of the herein described tract, 356.74 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the south corner of the herein described tract, said point being in the apparent lower northeast line of an adjoining called 1.84 acre tract recorded in Volume 863, Page 623, Official Records, Waller County, Texas, from which point a ½ inch iron rod found for the called lower east corner of said adjoining called 1.84 acre tract bears South 57 degrees 47 minutes 22 seconds East, 2.53 feet;

Thence North 57 degrees 47 minutes 22 seconds West along the common line of the herein described tract and said adjoining called 1.84 acre tract, 114.29 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" found for angle point, from which point a ½ inch iron rod found for a reentry corner to said adjoining called 1.84 acre tract bears North 57 degrees 47 minutes 22 seconds West, 370.79 feet;

Thence establishing the westerly line of the herein described tract, crossing said called 21.5512 acre tract, to 5/8 inch iron rods with caps marked "Jones | Carter" found at the following courses and distances:

5.23 Acres

Stephen Miller Survey, Abstract 219

North 27 degrees 04 minutes 20 seconds West, 176.98 feet;

North 17 degrees 44 minutes 50 seconds West, 107.98 feet;

North 14 degrees 26 minutes 29 seconds West, 90.61 feet;

North 32 degrees 12 minutes 38 seconds East, 150.00 feet;

North 02 degrees 38 minutes 08 seconds West, at 306.17 feet pass a 5/8 inch iron rod with cap marked "Quiddity Reference Point" set on said line for reference, and continuing for a total distance of 346.17 feet to a point in a 48-inch Oak tree for the northwest corner of the herein described tract, being in the north line of said called 21.5512 acre tract, same being the south line of the aforementioned adjoining called 53.8279 acre tract, from which point a 5/8 inch iron rod with cap marked "Quiddity Reference Point" set for reference bears South 87 degrees 21 minutes 52 seconds West, 20.00 feet;

Thence North 87 degrees 21 minutes 52 seconds East (called North 89 degrees 55 minutes 00 seconds East) along the north line of the herein described tract and said called 21.5512 acre tract, being the south line of said adjoining called 53.8279 acre tract, 226.60 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the northeast corner of the herein described tract;

Thence South 02 degrees 38 minutes 08 seconds East establishing the easterly line of the herein described tract, crossing said called 21.5512 acre tract, 370.57 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for angle point;

Thence South 28 degrees 07 minutes 46 seconds East continuing along said line, 252.20 feet to the **Place of Beginning** and containing 5.23 acres of land, more or less.

For reference and further description see Drawing No. 18663 prepared by the undersigned on same date.

May 17, 2023

Job Number R8006-0176-01

Quiddity Engineering, LLC
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046100




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@quiddity.com