

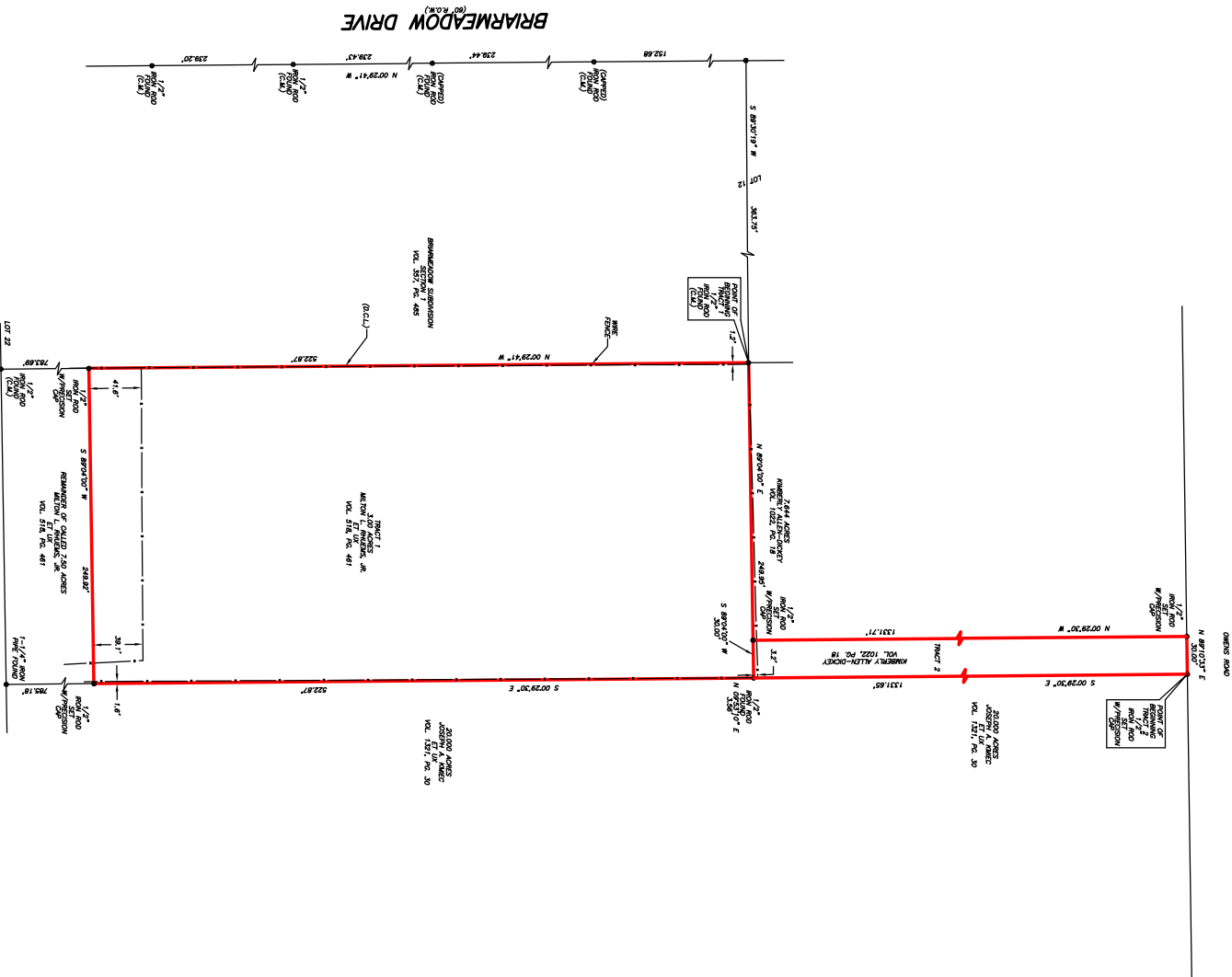
GF NO. 2200406HE UNIVERSITY TITLE  
ADDRESS: 21022 BRIARMADOW DRIVE  
HEMPSTEAD, TEXAS 77445  
BORROWER: JOSHUA ANTHONY ALLEN AND  
JENNIFER BRIANNE ALLEN

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS ESTABLISHED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT.  
COMMUNITY/PANEL NO. 48473C 0155 F  
MAP REVISION: 05/16/2019  
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: NO LEGAL ACCESS TO A DEDICATED PUBLIC ROAD.  
NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
NOTE: APPLINE RIGHT OF WAY TO SOUTHERN UNION  
PRODUCTION CO. PER VOL. 74, PG. 623.  
(UNABLE TO PLOT EASEMENT)  
NOTE: APPLINE RIGHT OF WAY TO MAAM PIPE LINE CO.  
PER VOL. 52 PG. 423.  
(UNABLE TO PLOT EASEMENT)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
DRAWING NO. 22-03683  
JUNE 02, 2022  
REVISED JULY 11, 2022 (ADD EASEMENT)  
REVISED JULY 13, 2022 (EASEMENTS)

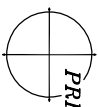


SCALE: 1" = 70'

TRACT 1:  
3.0000 ACRES  
TRACT 2:  
0.9171 ACRE  
PROPOSED ACCESS EASEMENT  
SITUATED IN THE GEORGE A.  
DENNETT SURVEY, A-124  
WALLER COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 518, PG. 461, W.C.D.R.

DRAWN BY: MM/RE



# PRECISION SURVEYORS

1-800-LANDSUNREY  
www.pricediscovery.com  
281-496-1586 FAX 281-496-1867  
800 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77057  
210-829-4941 FAX 210-829-1555  
1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700



STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 0.9171 ACRES, (39,950 SQUARE FEET), SITUATED IN THE GEORGE A. DENNETT SURVEY, ABSTRACT NUMBER 124, WALLER COUNTY, TEXAS, SAID 0.9171 ACRE TRACT OF LAND BEING A 30 FOOT WIDE ACCESS EASEMENT OUT OF AND A PART OF THAT CERTAIN CALLED 7.64 ACRE TRACT OF LAND AS CONVEYED TO KIMBERLY ALLEN-DICKEY BY INSTRUMENT RECORDED IN VOLUME 1022, PAGE 18, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.9171 ACRE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: VOLUME 518, PAGE 461, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS)

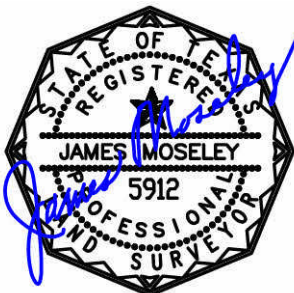
BEGINNING at a capped, (Precision Surveyors), iron rod set on the south right-of-way line of Owens Road for the northwest corner of that certain called 20.000 acre tract of land as conveyed to Joseph A. Kmiec and Wife, Mary Kimiec by instrument recorded in Volume 1321, Page 30, of the Deed Records of Waller County, Texas, same being the northeast corner of said 7.64 Acre Tract, same being the northeast corner of the herein described access easement;

Thence, S 00°29'30" E, along the common line of said 20.000 Acre Tract said 7.64 Acre Tract, a distance of 1,331.65 feet to a point for the northeast corner of a called 3.0000 acre tract of land out of that certain called 7.50 acre tract of land as conveyed to Milton L. Rhuems, Jr. and Wife, Pauline J. Rhuems by instrument recorded in Volume 518, Page 461, of the Deed Records of Waller County, Texas, same being the southeast corner of said 7.64 Acre Tract, same being the southeast corner of the herein described access easement, from which a 1/2" iron rod found for reference bears, N 09°53'10" E, a distance of 3.56 feet;

Thence, S 89°04'00" W, along the common line of said 3.0000 Acre Tract said 7.64 Acre Tract, a distance of 30.00 feet to a capped, (Precision Surveyors), iron rod set for the southwest corner of the herein described access easement;

Thence, N 00°29'30" W, across said 7.64 Acre Tract, a distance of 1,331.71 feet to a capped, (Precision Surveyors), iron rod set on the south right-of-way line of Owens Road, same being the common line of said 7.64 Acre Tract, for the northwest corner of the herein described access easement;

Thence, N 89°10'33" E, along the south right-of-way line of Owens Road, same being the common line of said 7.64 Acre Tract, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.9171 acres or 39,950 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 22-03683  
June 9, 2022  
Revised: July 11, 2022 (Add Access  
Easement)

See Drawing Attached



STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 3.0000 ACRES, (130,680 SQUARE FEET), SITUATED IN THE GEORGE A. DENNETT SURVEY, ABSTRACT NUMBER 124, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 7.50 ACRE TRACT OF LAND AS CONVEYED TO MILTON L. RHUEMS, JR. AND WIFE, PAULINE J. RHUEMS BY INSTRUMENT RECORDED IN VOLUME 518, PAGE 461, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 3.0000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: VOLUME 518, PAGE 461, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS)

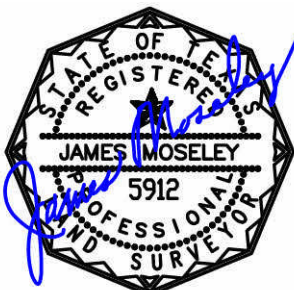
BEGINNING at a ½” iron rod found on the east line of Lot 12, Briarmeadow Subdivision, Section 1, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 357, Page 485, of the Deed Records of Waller County, Texas, for the southwest corner of that certain called 7.644 acre tract of land as conveyed to Kimberly Allen-Dickey by instrument recorded in Volume 1022, Page 18, of the Deed Records of Waller County, Texas, same being the northwest corner of said 7.50 Acre Tract, same being the northwest corner and the POINT OF BEGINNING of the herein described tract,

Thence, N 89°04’00” E, along the common line of said 7.644 Acre Tract and said 7.50 Acre Tract, a distance of 249.95 feet to a point on the common line of that certain called 20.000 acre tract of land as conveyed to Joseph A. Kmiec and Wife, Mary Kimiec by instrument recorded in Volume 1321, Page 30, of the Deed Records of Waller County, Texas, for the southeast corner of said 7.644 Acre Tract, same being the northeast corner of said 7.50 Acre Tract, same being the northeast corner of the herein described tract,, from which a ½” iron rod found for reference bears, N 09°53’10” E, a distance of 3.56 feet;

Thence, S 00°29’30” E, along the common line of said 20.000 Acre Tract said 7.50 Acre Tract, a distance of 522.87 feet to a capped, (Precision Surveyors), iron rod set for the southeast corner of the herein described tract;

Thence, S 89°04’00” W, across said 7.50 Acre Tract, a distance of 249.92 feet to a capped, (Precision Surveyors), iron rod set on the east line of said Briarmeadow Subdivision, Section 1, same being the common line of said 7.50 Acre Tract, for the southwest corner of the herein described tract;

Thence, N 00°29’41” W, along the east line of said Briarmeadow Subdivision, Section 1, same being the common line of said 7.50 Acre Tract, a distance of 522.87 feet to the POINT OF BEGINNING and containing 3.0000 acres or 130,680 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 22-03683  
June 9, 2022

See Drawing Attached