

**145.0615 AC.**  
 RESIDUE OF 149.0735 AC.  
 CALLED 148.994 AC.  
 1.537 AC. IN JOSEPH RD.  
 2.450 AC. IN HEGAR ROAD  
 VOL. 633, PG. 301  
 W.C.O.P.R.

TRACT 4  
 12.2015 AC.

TRACT 3  
 12.1410 AC.

TRACT 2  
 12.0610 AC.

TRACT 1  
 11.7658 AC.

FOR A 12.1410 ACRE TRACT (TRACT 3) LOCATED IN THE WM. HEDDY SURVEY, ABSTRACT 134 AND BEING OUT OF A 145.0615 ACRE TRACT BEING THE RESIDUE OF A 149.0735 ACRE TRACT OF LAND CALLED 148.994 ACRES IN VOLUME 633, PAGE 301 OFFICIAL PUBLIC RECORDS AND BEING LOCATED IN THE WM. HEDDY SURVEY, ABSTRACT 134 AND PARTIALLY IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS.

- SURVEY NOTES:**
1. This survey consists of a separate plat and legal description.
  2. This survey relies on record data furnished by Old Republic National Title Insurance Company, dated September 11, 2022, G.F. No. 22116960C03M.
  3. 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.
  4. All bearings recited hereon are based on the South line of the 149.0735 acre tract (South line of this tract) running South 87° 44' 30" West.
  5. Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

○ DENOTES 1/2 INCH IRON ROD SET UNLESS OTHERWISE NOTED

WM. HEDDY SURVEY  
 A - 134

WIRE FENCE

VOL. 208, PG. 578  
 W.C.D.R.

50 AC.  
 VOL. 46, PG. 586  
 W.C.D.R.

**PLAT OF 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 November, 2022 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.

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REVISED: 11-9-2023 REVISED: 11-11-2022

**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" = 100'
File Name :	22-105(TR3)
Dwn. By :	BR
Date :	11-01-2022



*Herman M. Clay, Jr.*  
 For Clay & Leyendecker, Inc.  
 Herman M. Clay, Jr., R.P.L.S.  
 Texas Registration No. 2732

**FIELD NOTES FOR A 12.1410 ACRE TRACT (TRACT 3) LOCATED IN THE WM. HEDDY SURVEY, ABSTRACT 134 AND BEING OUT OF A 145.0615 ACRE TRACT BEING THE RESIDUE OF A 149.0735 ACRE TRACT OF LAND CALLED 148.994 ACRES IN VOLUME 633, PAGE 301 OFFICIAL PUBLIC RECORDS AND BEING LOCATED IN THE WM. HEDDY SURVEY, ABSTRACT 134 AND PARTIALLY IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS**

**COMMENCING FOR REFERENCE:** At a ½ inch iron rod found for the Southeast corner of an 11.7658 acre tract (Tract 1 surveyed at the same time as this tract and not yet recorded) and being the Easternmost Southeast corner of the above 145.0615 acre tract for the Northeast corner of a 50 acre tract (Volume 46, Page 586 Deed Records) and being located in the West line of a 30.0 acre tract (Volume 208, Page 528 Deed Records), said point being located in the East line of the Wm. Heddy Survey, Abstract 134 and the West line of the S. Marsh Survey, Abstract 217, from said point a ½ inch iron rod found for an interior corner of the 145.0615 acre tract and the Northwest corner of the 50 acre tract bears South 87° 44' 30" West a distance of 1388.54 feet;

**THENCE:** South 87° 44' 30" West at a distance of 347.13 feet passing a ½ inch iron rod set for the Southwest corner of Tract 1 and the Southeast corner of a 12.0610 acre tract (Tract 2 surveyed at the same time as this tract and not yet recorded) and continuing on for a total distance of 694.26 feet to a ½ inch iron rod set for the Southwest corner of Tract 2 and the Southeast corner and **PLACE OF BEGINNING** of this tract, said point located in the common line of the 50 acre tract and the 145.0615 acre tract;

**THENCE:** South 87° 44' 30" West a distance of 347.13 feet to a ½ inch iron rod set for the Southwest corner of the herein described tract and the Southeast corner of a 12.2015 acre tract (Tract 4 surveyed at the same time as this tract and not yet recorded);

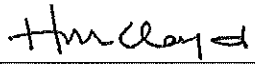
**THENCE:** North 03° 09' 00" West a distance of 1528.23 feet to a ½ inch iron rod set for the Northwest corner of this tract and the Northeast corner of Tract 4 and being located in the North line of the 145.0615 acre tract and the South line of a 1.9545 acre tract conveyed to Waller County for widening of Joseph Road (surveyed at the same time as this tract and not yet recorded);

**THENCE:** North 88° 59' 44" East a distance of 347.00 feet to a ½ inch iron rod set for the Northeast corner of this tract and the Northwest corner of Tract 2;

**THENCE:** South 03° 09' 46" East a distance of 1520.64 feet to the **PLACE OF BEGINNING** and containing 12.1410 acres of land.

All bearings recited hereon are based on the South line of the 149.0735 acre tract (South line of this tract) running South 87° 44' 30" West.

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

  
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For Clay & Leyendecker, Inc.  
Herman M. Clay Jr., R.P.L.S.  
Texas Registration No. 2732  
Registered Firm No. 10044600  
November 11, 2022  
Revised: November 9, 2023  
Br  
HEDDY-12.1410AC(TR3)-22-105

