



PARCEL TWO
CALLED 30.8706 ACRES
ORLINE M. BUNTING
VOL. 274 PG. 49 W.C.D.R.

P.O.C.
FND. 3/4" I. ROD

CALLED 32.512 ACRES
LETHA MAE SHEFFIELD, ET AL
W.C.C.F. NO. 2206519
(DESCRIBED IN VOL. 340, PG. 708 W.C.D.R.)

CALLED 30.000 ACRES
ALTON SCOTT ROBINSON
VOL. 549, PG. 420 W.C.D.R.

P.O.B.
SET 5/8" I. ROD
W/CONLEY RPLS 6739 CAP

14.58 ACRES
634,923 SQ. FT.

WALLER GLADISH ROAD
(WIDTH VARIES- AS OCCUPIED)
VOL. 213, PG. 235 W.C.D.R.

DESCRIPTION OF A 14.58 ACRE TRACT OF LAND
SITUATED IN THE
JOHN BAKER SURVEY, ABSTRACT 71
WALLER COUNTY, TEXAS

BEING A 14.58-ACRE (634,923 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN BAKER SURVEY, ABSTRACT NO. 71, WALLER COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.512 ACRE TRACT OF LAND REFERENCED IN AN INSTRUMENT TO LETHA MAE SHEFFIELD, ET AL RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2206519, AND BEING THE SAME 32.512 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER VOLUME 340, PAGE 708 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 14.58 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

COMMENCING AT A 3/4-INCH IRON ROD FOUND LYING ON THE SOUTH LINE OF A CALLED 30.8706 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ORLINE M. BUNTING RECORDED UNDER VOLUME 274, PAGE 49 W.C.D.R., BEING THE NORTHEAST CORNER OF A CALLED 30.000 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ALTON SCOTT ROBINSON RECORDED UNDER VOLUME 549, PAGE 420 OF THE W.C.D.R., SAME BEING THE NORTHWEST CORNER OF SAID 32.512 ACRE TRACT;

THENCE, S 00°14'40" W, A DISTANCE OF 761.33 FEET WITH THE EAST LINE OF SAID 30.000 ACRE TRACT AND WEST LINE OF SAID 32.512 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 84°14'18" E, ACROSS SAID 32.512 ACRE TRACT, AT A DISTANCE OF 1,023.44 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF WALLER GLADISH ROAD (WIDTH VARIES - AS OCCUPIED, 82.0 FEET WIDE AT THIS POINT), CONTINUING FOR A TOTAL DISTANCE OF 1,055.67 FEET TO A MAG NAIL SET IN ASPHALT AND EAST LINE OF SAID 32.512 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST AND SOUTH LINE OF SAID 32.512 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 02°44'12" E, A DISTANCE OF 618.36 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 32.512 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

S 86°51'24" W, A DISTANCE OF 1,083.93 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 32.512 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID 30.000 ACRE TRACT;

THENCE, N 00°14'40" E, WITH THE EAST LINE OF SAID 30.000 ACRE TRACT AND THE WEST LINE OF SAID 32.512 ACRE TRACT, AT A DISTANCE OF 55.09 FEET PASSING A 1/2-INCH IRON PIPE FOUND FOR REFERENCE AT INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WALLER GLADISH ROAD (AS OCCUPIED, 77.3 FEET WIDE AT THIS POINT), CONTINUING FOR A TOTAL DISTANCE OF 571.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.58 ACRES OR 634,923 SQUARE FEET OF LAND, OF WHICH 2.08 ACRES OR 90,419 SQUARE FEET LIES WITHIN WALLER GLADISH ROAD.

SCHEDULE B NOTES
GF NO. No. 2360368HE
ITEM 10

A.) RIGHTS OF PARTIES IN POSSESSION. NOT A SURVEY MATTER

B.) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. NOT A SURVEY MATTER

C.) ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. BLANKET, NONE OBSERVED AT TIME OF SURVEY.

D.) ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY. SURVEYED TRACT CONTAINS 2.08 ACRES WITHIN RIGHT-OF-WAY OF WALLER GLADISH ROAD.

E.) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK 1.(C), THIS EXCEPTION SHALL CONTROL. BLANKET, NONE OBSERVED.

F.) EASEMENT:
FROM: LOUISIA FREDERICK SHEFFIELD ET VIR
TO: WALLER COUNTY
DATED: FEBRUARY 27, 1969
RECORDED: VOLUME 213, PAGE 235, DEED RECORDS, WALLER COUNTY, TEXAS. AFFECTS, SHOWN HEREON, SEE ITEM (D).

G.) OIL AND GAS LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN:
RECORDED: VOLUME 89, PAGE 485, VOLUME 112, PAGE 317, VOLUME 209, PAGE 503, VOLUME 291, PAGE 39, VOLUME 308, PAGE 575 AND VOLUME 308, PAGE 578, DEED RECORDS, WALLER COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. NOT A SURVEY MATTER.

LEGEND

Table with 2 columns: Symbol/Abbreviation and Description. Includes items like BOARD FENCE, BARB WIRE FENCE, CONTROLING MONUMENT, FOUND, GATE POST, HOG WIRE FENCE, IRON, MAILBOX, NUMBER, PAGE, POINT OF BEGINNING, POINT OF COMMENCING, POWER POLE WITH GUY WIRE, RIGHT OF WAY, SERVICE POLE, SQUARE FEET, TELEPHONE PEDESTAL, VOLUME, WALLER COUNTY CLERK FILE, WALLER COUNTY DEED RECORDS, WATER WELL, ROAD SIGN (TURN), HIGH BANK, OVERHEAD POWER LINE, REFLECTIVE MARKER.

NOTES

- 1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
- 3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X, ZONE A, AND ZONE AE FLOODWAY ACCORDING TO FLOOD INSURANCE RATE MAP FOR WALLER COUNTY UNINCORPORATED AREAS, MAP NUMBER 48473C0075E, DATED EFFECTIVE 02/18/2009.
- 4. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 2360368HS, DATED EFFECTIVE MAY 6, 2024 AND ISSUED JUNE 10, 2024.
- 5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
- 6. METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY AS SHOWN HEREON IS BEING ISSUED UNDER SEPARATE INSTRUMENT OF EVEN DATE.

FOR THE BENEFIT OF:
TARIQ KHAN
DEBORAH RAYE LATHAM
CAPITAL FARM CREDIT, ACA
STEWART TITLE GUARANTY COMPANY

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV SURVEY. FIELDWORK WAS COMPLETED ON JUNE 4, 2024.

DATE OF SURVEY: JULY 5, 2024.



Signature of Sean Conley
SEAN CONLEY RPLS NO. 6739
SEAN@CONLEYLAND.COM

30655 WALLER GLADISH ROAD
WALLER, TX 77484

LAND TITLE SURVEY OF
14.58 ACRES OF LAND
SITUATED IN THE
JOHN BAKER SURVEY, ABSTRACT 71
WALLER COUNTY, TEXAS

CONLEY LAND SERVICES, LLC

11003 BUTTONWOOD CREEK TRAIL
TOMBALL, TX 77375
TEL (832) 729-4997
CONLEYLAND.COM
TPELS FIRM NO. 10194732

SCALE: 1"=100'

JOB NO. 23.0061

DATE: 07/05/2024