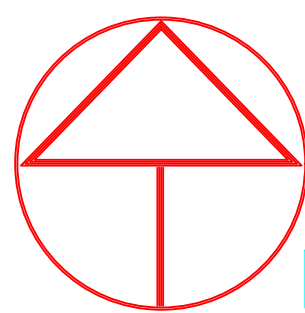
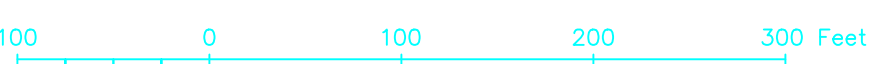


WALLER COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'



NORTH

GRAPHIC SCALE: 1" = 100'



(CALLED 82.89')
(CALLED 155.45')

TEMPORARY BENCHMARK "A" ELEVATION = 252.60'

PK NAIL SET IN ASPHALT, LOCATED ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 290, APPROXIMATELY 2,026.0' NORTHWEST FROM THE INTERSECTION OF U.S. HIGHWAY 290 AND JONES ROAD.

TEMPORARY BENCHMARK "B" ELEVATION = 254.38'

PK NAIL SET IN ASPHALT, LOCATED ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 290, APPROXIMATELY 1,237.0' NORTHWEST FROM THE INTERSECTION OF U.S. HIGHWAY 290 AND JONES ROAD.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999947999.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48201C0130F REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
10. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
11. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
12. ALL ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS MADE AT THE TIME OF SURVEY AND WERE PROCESSED THROUGH OPUS ON AUGUST 8, 2011.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 30.631 ACRES OR 1,334,291 SQUARE FEET OF LAND SITUATED IN THE JAMES RESON SURVEY, ABSTRACT NO. 244, AND LANCELOT ABBOTT SURVEY, ABSTRACT NO. 1, WALLER COUNTY, TEXAS, BEING THE SAME CALLED 30.6305 ACRE TRACT CONVEYED TO CHARLES HILL, AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.F.) NO. 1907976, WITH SAID 30.631 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 1/2 INCH IRON ROD STAMPED "PRECISION" FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 290 (203 FOOT WIDE), AS RECORDED PER T.X.D.O.T. R.O.W. MAP CONTROL 114-11-45, ACCOUNT NO. 8012-1-61, AND P.D. NO. 3024, MARKING THE COMMON NORTH CORNER OF SAID CALLED 30.6305 ACRE TRACT AND OF LOT 3, BILLY'S SUBDIVISION, SECTION 3, MAP OR PLAT THEREOF RECORDED UNDER VOLUME VOL. 644, PAGE (PG.) 904, WALLER COUNTY PLAT RECORDS (W.C.P.R.), SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 75 DEG. 31 MIN. 07 SEC. EAST, ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID U.S. HIGHWAY 290, A DISTANCE OF 82.16 FEET (CALLED 82.89 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING THE COMMON NORTH CORNER OF SAID CALLED 30.6305 ACRE TRACT AND OF LOT 2, OF SAID BILLY'S SUBDIVISION, SECTION 3, MAP OR PLAT THEREOF RECORDED UNDER VOLUME VOL. 644, PAGE (PG.) 904, WALLER COUNTY PLAT RECORDS (W.C.P.R.), SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG. 41 MIN. 34 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 574.78 FEET (CALLED 574.48 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "LUB 5815" FOUND, MARKING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING AN INTERIOR CORNER OF SAID CALLED 30.6305 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 75 DEG. 30 MIN. 46 SEC. EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 490.42 FEET (CALLED 489.69 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 4, BILLY'S SUBDIVISION, SECTION 3, MAP OR PLAT THEREOF RECORDED UNDER VOL. 238 PG. 24 W.C.P.R. MARKING THE COMMON EAST CORNER OF LOT 1, BILLY'S SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 643, PG. 243, W.C.P.R. AND OF SAID CALLED 30.6305 ACRE TRACT, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG. 33 MIN. 07 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 1,862.63 FEET (CALLED 1,862.91 FEET) TO A CAPPED 1/2 INCH IRON ROD STAMPED "ILLEGIBLE" FOUND ON THE NORTH LINE OF A CALLED 68.073 ACRE TRACT CONVEYED TO LANA VAUGHAN, AS RECORDED UNDER W.C.C.F. NO. 1702308, MARKING THE COMMON SOUTH CORNER OF SAID LOT 4 AND OF SAID CALLED 30.6305 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 34 MIN. 59 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 68.073 ACRE TRACT, A DISTANCE OF 604.72 FEET (CALLED 604.13 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO SLOAN WHITE URBAN FARM PARTNERSHIP, LTD., AS RECORDED UNDER W.C.C.F. NOS. 1503515 AND 1503517, MARKING THE COMMON WEST CORNER OF SAID CALLED 68.073 ACRE TRACT AND OF SAID CALLED 30.6305 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 30.6305 ACRE TRACT AND OF SAID SLOAN WHITE URBAN FARM PARTNERSHIP, LTD. TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 03 DEG. 43 MIN. 49 SEC. WEST, A DISTANCE OF 718.81 FEET (CALLED 718.26 FEET) TO A 5/8 INCH IRON ROD FOUND, MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

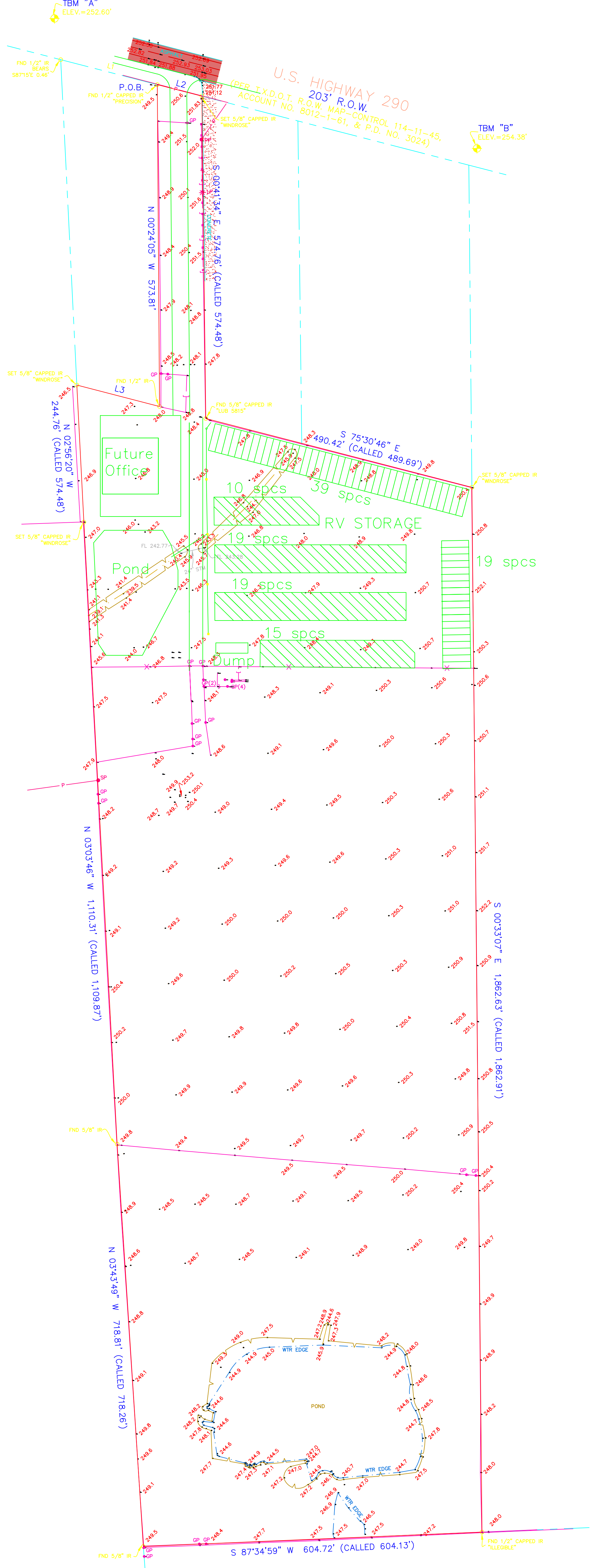
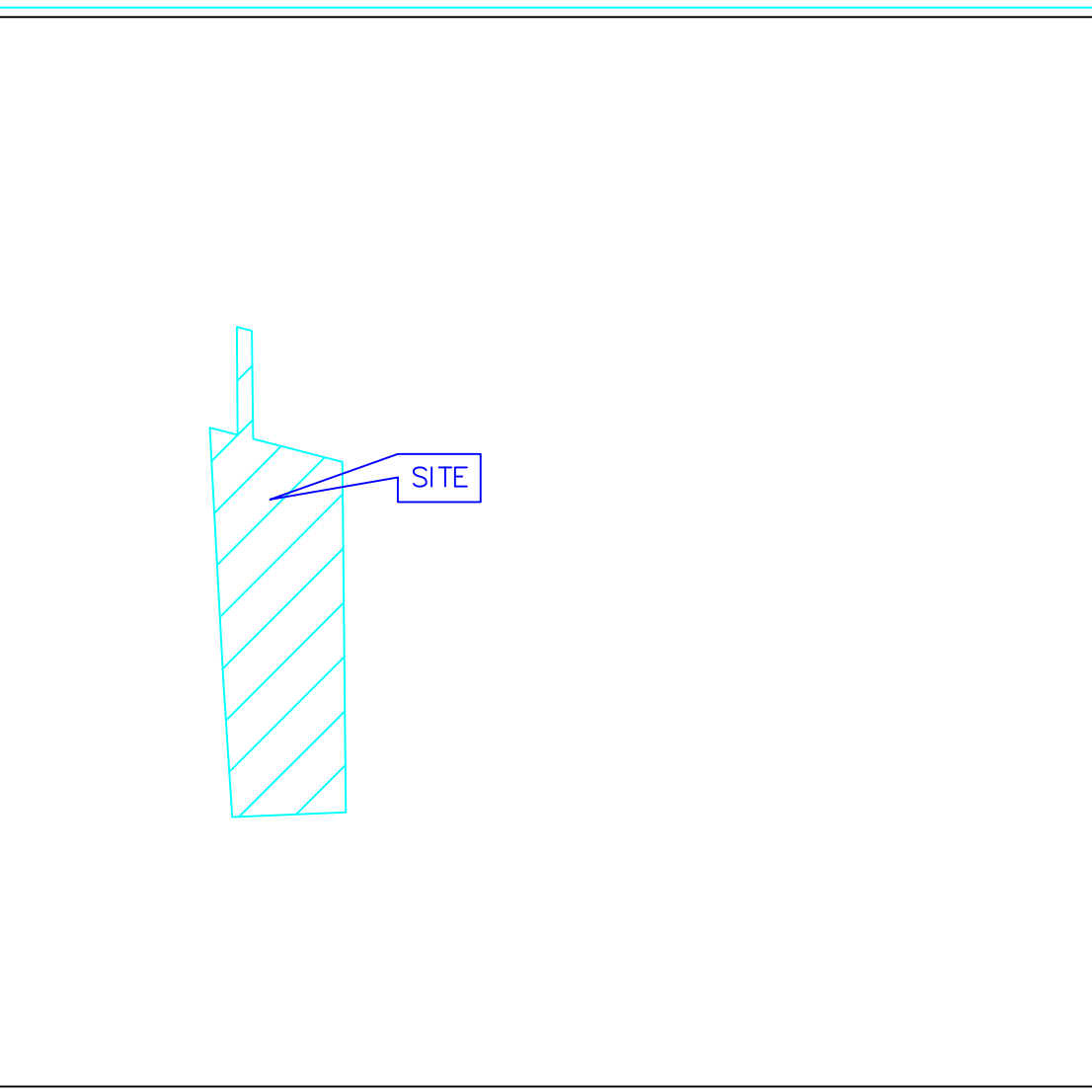
NORTH 03 DEG. 03 MIN. 46 SEC. WEST, A DISTANCE OF 1,110.31 FEET (CALLED 1,109.97 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

NORTH 02 DEG. 58 MIN. 20 SEC. WEST, A DISTANCE OF 244.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING THE COMMON WEST CORNER OF SAID LOT 3, AND OF SAID CALLED 30.6305 ACRE TRACT, SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 75 DEG. 28 MIN. 19 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 152.45 FEET (CALLED 155.45 FEET) TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING AN INTERIOR CORNER OF SAID CALLED 30.6305 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG. 24 MIN. 05 SEC. WEST, A DISTANCE OF 573.81 FEET (CALLED 574.48 FEET) TO THE POINT OF BEGINNING AND CONTAINING 30.631 ACRES OR 1,334,291 SQUARE FEET OF LAND.

FLOOD INFORMATION



LAND TITLE & TOPOGRAPHIC SURVEY OF
30.631 AC. / 1,334,291 SQ. FT.
SITUATED IN THE
JAMES RESON SURVEY, ABSTRACT NO. 244, &
LANCELOT ABBOTT SURVEY, ABSTRACT NO. 1
WALLER COUNTY, TEXAS

FIELD BY: JM CHECKED BY: DG JOB NO: 57020
DRAWN BY: RO DATE: AUGUST 2021 SHEET NO. 1 OF 1

REVISIONS		
DATE	REASON	BY

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