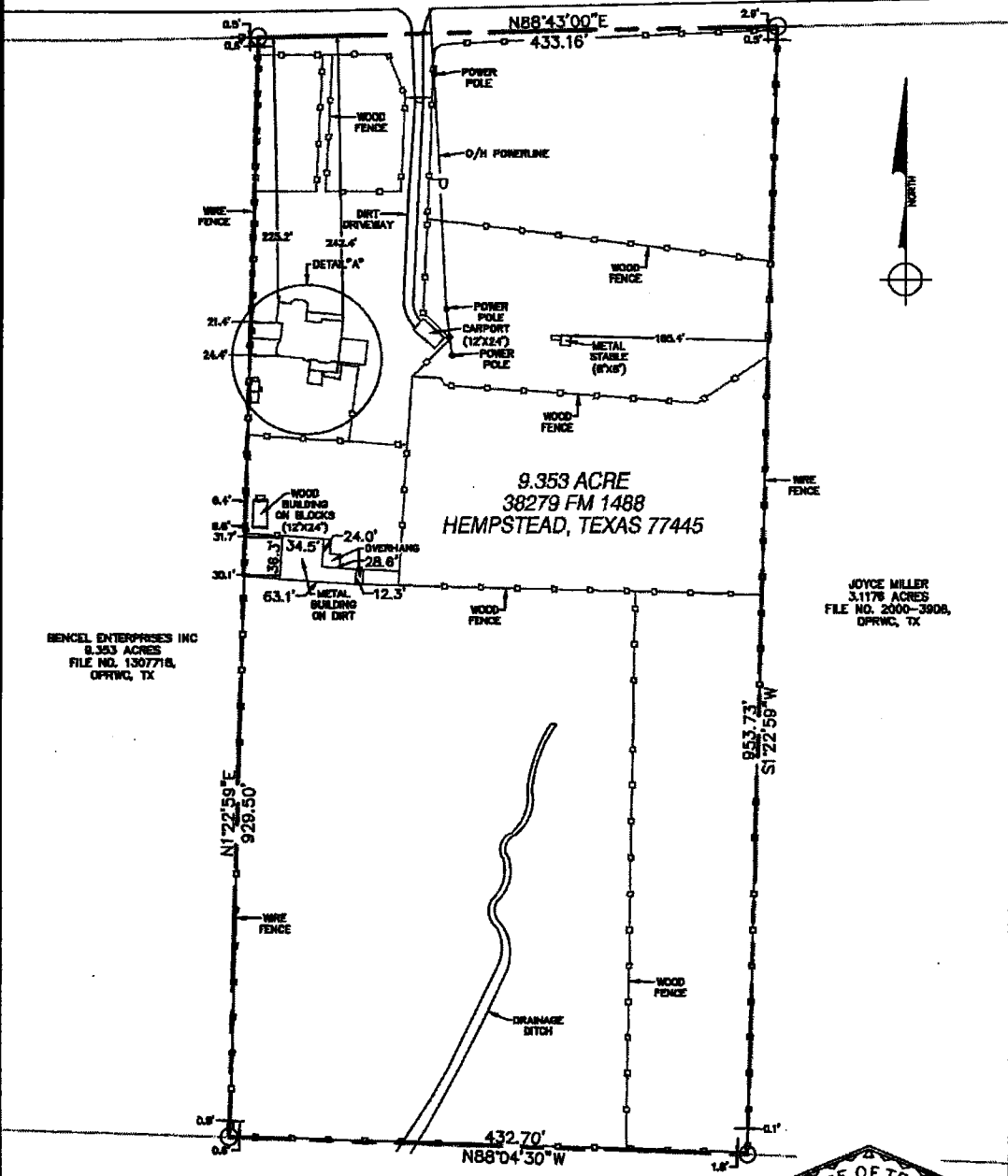


EXHIBIT "B"

FM 1488 (70' ROW)



9.353 ACRE
38279 FM 1488
HEMPSTEAD, TEXAS 77445

BENCEL ENTERPRISES INC
8.353 ACRES
FILE NO. 1307718,
OPRWC, TX

JOYCE MILLER
3.1176 ACRES
FILE NO. 2000-3908,
OPRWC, TX

BENITO ARMAS
73.1405 ACRES
FILE NO. 24128,
OPRWC, TX

○ = 1/2" IRON ROD



Wesley C. Hunter
Morgyn Roberts

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
- THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 692107 AS ISSUED BY STEWART TITLE GUARANTY COMPANY, ISSUED MARCH 26, 2020, EFFECTIVE MARCH 16, 2020.
- PROPERTY IS NOT SUBJECT TO THE RIGHT-OF-WAY RECORDED IN VOLUME 116, PAGE 348, DEED RECORDS OF WALLER COUNTY, TEXAS.
- PROPERTY MAY BE SUBJECT TO THE EASEMENT RECORDED IN VOLUME 119, PAGE 368, DEED RECORDS OF WALLER COUNTY, TEXAS, AS EASEMENT IS NOT LOCATABLE AS DESCRIBED.
- PROPERTY IS NOT SUBJECT TO THE EASEMENT RECORDED IN VOLUME 343, PAGE 16, DEED RECORDS OF WALLER COUNTY, TEXAS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WALLER COUNTY, TEXAS, MAP NUMBER 48473C0155F, REVISED MAY 16, 2019, SHOWS THIS TRACT TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN.

Wesley C. Hunter
WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

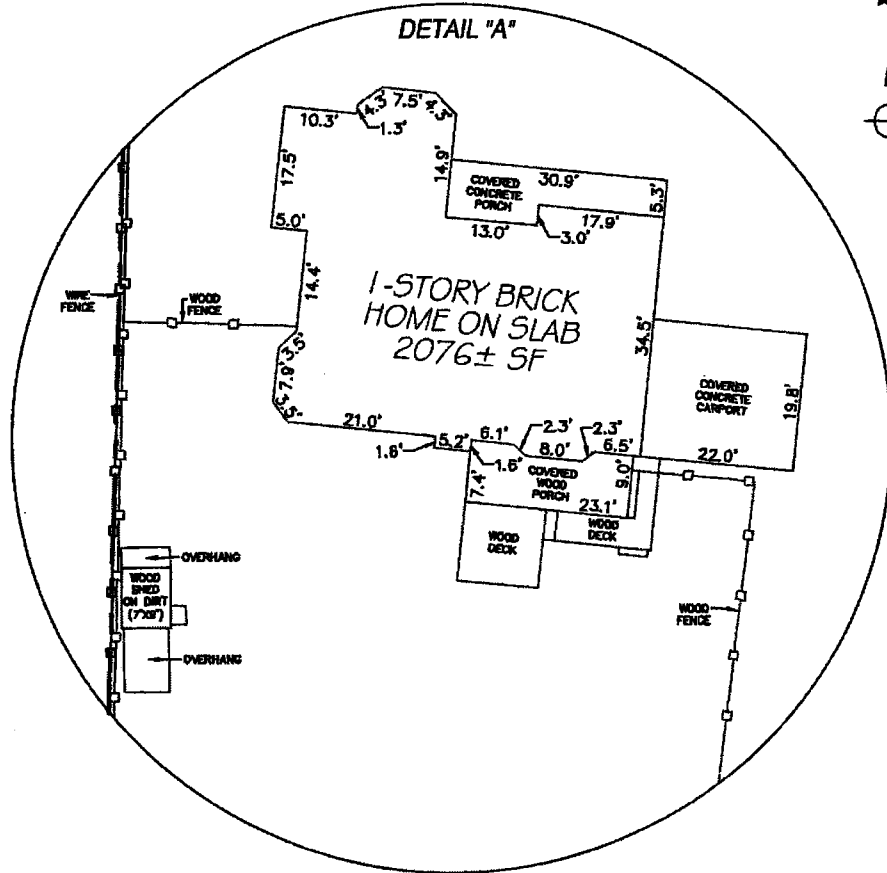
I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of April, 2020 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condon II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

SURVEY FOR
KYLE L. ROBERTS & MORGYN ROBERTS
BEING A 9.353 ACRE TRACT OF LAND RECORDED IN VOLUME 1193, PAGE 188, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND LYING IN THE BBB&C SURVEY, ABSTRACT 86, SECTION 4, WALLER COUNTY, TEXAS

DRAWN BY: JE	DATE: 4/10/2020	DWG. NO.	REV.
CHECKED BY: WH	DATE: 4/13/2020	ES-888&C-9.353-001	0
SCALE: 1"=20'	APP.: 4/13/2020	OFF: 692107	

EXPLORER SURVEYING
37807 MAYO ST., HEMPSTEAD, TX 77445
(432) 423-4022 & (281) 305-4089 WWW.EXPLORERSURVEY.COM
PRN # 1119488 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

EXHIBIT "C"



[Handwritten signatures and initials]



[Signature]
WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
 2. THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 682107 AS ISSUED BY STEWART TITLE GUARANTY COMPANY, ISSUED MARCH 25, 2020, EFFECTIVE MARCH 18, 2020.
 3. PROPERTY IS NOT SUBJECT TO THE RIGHT-OF-WAY RECORDED IN VOLUME 119, PAGE 545, DEED RECORDS OF WALLER COUNTY, TEXAS.
 4. PROPERTY MAY BE SUBJECT TO THE EASEMENT RECORDED IN VOLUME 119, PAGE 508, DEED RECORDS OF WALLER COUNTY, TEXAS, AS EASEMENT IS NOT LOGATABLE AS DESCRIBED.
 5. PROPERTY IS NOT SUBJECT TO THE EASEMENT RECORDED IN VOLUME 343, PAGE 14, DEED RECORDS OF WALLER COUNTY, TEXAS.
 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WALLER COUNTY, TEXAS, MAP NUMBER 48473C0139P, REVISED MAY 18, 2018, SHOWS THIS TRACT TO BE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of January, 2020 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

SURVEY FOR			
KYLE L ROBERTS & MORGYN ROBERTS			
BEING A 9.353 ACRE TRACT OF LAND RECORDED IN VOLUME 1193, PAGE 188, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND LYING IN THE BBB&C SURVEY, ABSTRACT 86, SECTION 4, WALLER COUNTY, TEXAS			
DRAWN BY: JE	DATE: 4/15/2020	DWG. NO.	REV.
CHECKED BY: WH	DATE: 4/13/2020	ES-BBB&C-9.353-002	0
SCALE: 1"=20'	APP: 4/13/2020	CF#: 692107	

EXPLORER SURVEYING
37807 MAYO ST., HEMPSSTEAD, TX 77445
(432) 425-4022 & (281) 303-4069 WWW.EXPSURVEY.COM
FRM # 1614088 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

BBB&C Survey, Abstract 86, Section 4
Waller County, Texas
9.353 acres

EXHIBIT "A"

BEING A 9.353 ACRE TRACT OF LAND RECORDED IN VOLUME 1193, PAGE 188, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (OPRWC, TX), AND LYING IN THE BBB&C SURVEY, ABSTRACT 86, SECTION 4, WALLER COUNTY, TEXAS, SAID 9.353 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod for the northwest corner of the herein described tract, being also the northeast corner of another 9.353 acre tract of land owned by Bencel Enterprises Inc, and recorded in Clerk's File Number (CFN) 1307718, OPRWC, TX, and lying in the South right-of-way (ROW) line of Farm-to-Market Road 01488 (FM 1488) (based on a 70 feet wide ROW);

THENCE N 88°43'00" E with the South ROW line of FM 1488 a distance of 433.16 feet to a 1/2 inch iron rod for the northeast corner of the herein described tract, being also the northwest corner of a 3.1176 acre tract recorded in CFN 2000-3906, OPRWC, TX;

THENCE S 01°22'59" E with the West boundary line of said 3.1176 acre tract a distance of 953.73 feet to a 1/2 inch iron rod for the southeast corner of the herein described tract, being also the 3.1176 acre tract, and lying in the North boundary line of a 73.1405 acre tract recorded in CFN 24126, OPRWC, TX;

THENCE N 88°04'30" W with the North boundary line of said 73.1405 acre tract a distance of 432.70 feet to a 1/2 inch iron rod for the southwest corner of the herein described tract, being also the southeast corner of said Bencel Enterprises tract;

THENCE N 01°22'59" W with the East boundary line of said Bencel Enterprises tract a distance of 929.50 feet to the **PLACE OF BEGINNING** and containing 9.353 acres of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, Central Zone.


Wesley C. Hunter
Registered Professional Land Surveyor
No. 6268 – State of Texas



 **EXPLORER SURVEYING**
37807 MAYO ST., HEMPSTEAD, TX 77445
(432) 425-4022 & (281) 305-4089 WWW.EXPSURVEY.COM
FIRM # 10184088 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

DATE: April 13, 2020