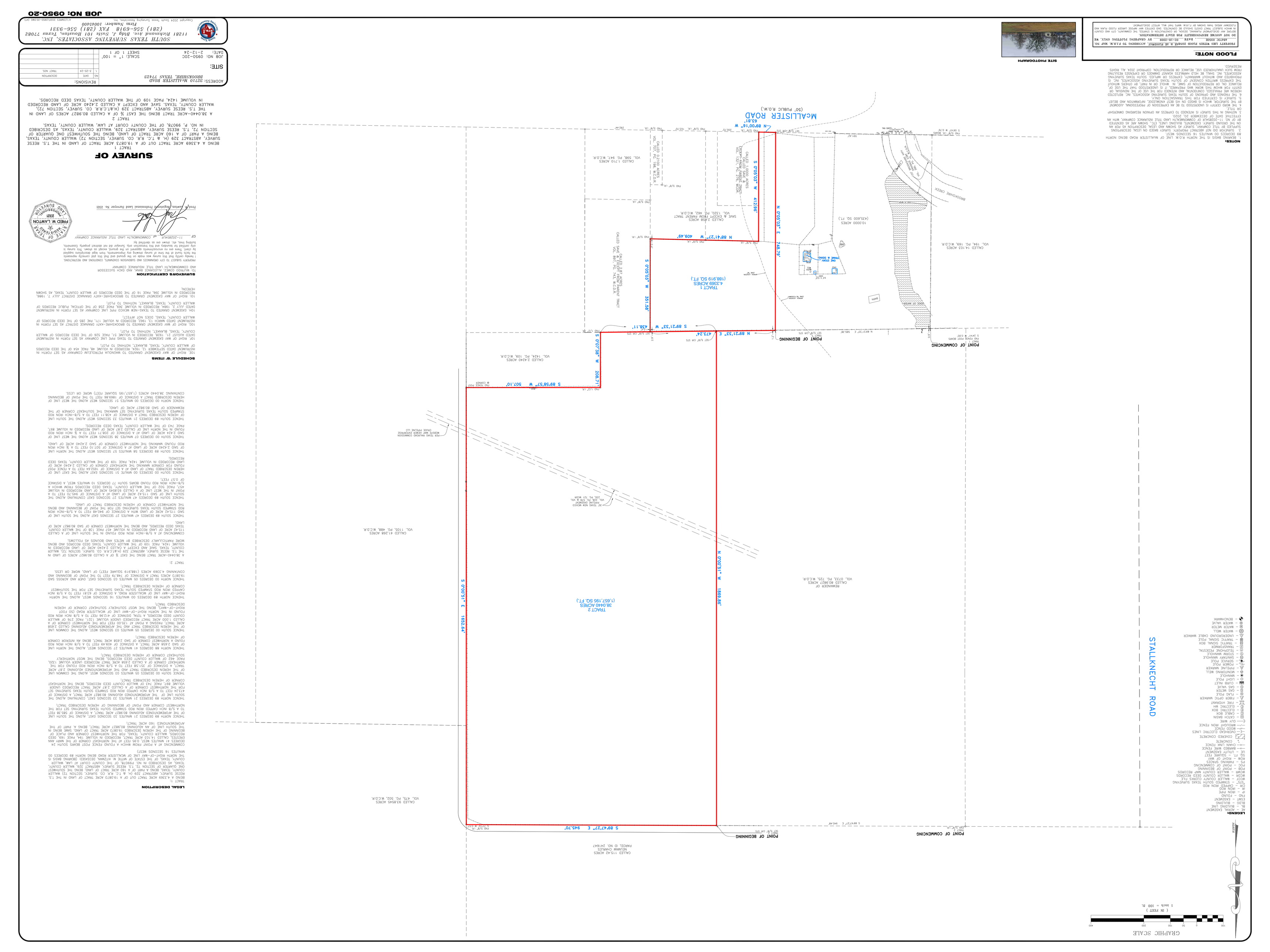

SURVEY OF

BEING A 4.3269 ACRE TRACT OUT OF A 19.0873 ACRE TRACT OF LAND IN THE T.S. BEESE SURVEY, ABSTRACT 329 (H. & T.C. R.R. CO. SURVEY, SECTION 72) WALLER COUNTY, TEXAS. BEING A PART OF A 160 ACRE TRACT OF LAND, BEING THE SOUTHWEST ONE QUARTER OF SECTION 72, T.S. BEESE SURVEY, ABSTRACT 329, WALLER COUNTY, TEXAS, AS DESCRIBED IN NO. P. 9907S, OF THE COUNTY COURT AT LAW, WALLER COUNTY, TEXAS.

TRACT 1

BEING A 4.3269 ACRE TRACT OUT OF A 19.0873 ACRE TRACT OF LAND IN THE T.S. BEESE SURVEY, ABSTRACT 329 (H. & T.C. R.R. CO. SURVEY, SECTION 72) WALLER COUNTY, TEXAS. BEING A PART OF A 160 ACRE TRACT OF LAND, BEING THE SOUTHWEST ONE QUARTER OF SECTION 72, T.S. BEESE SURVEY, ABSTRACT 329 (H.&T.C.R.R. CO. SURVEY, SECTION 72), WALLER COUNTY, TEXAS. SAVE AND EXCEPT A CALLED 2.4240 ACRE OF LAND RECORDED IN VOLUME 457, PAGE 502 OF THE WALLER COUNTY, TEXAS DEED RECORDS.

TRACT 2

A 38.0440-ACRE TRACT BEING THE EAST ½ OF A CALLED 80.9827 ACRES OF LAND IN THE T.S. BEESE SURVEY, ABSTRACT 329 (H.&T.C.R.R. CO. SURVEY, SECTION 72), WALLER COUNTY, TEXAS. SAVE AND EXCEPT A CALLED 2.2420 ACRE OF LAND RECORDED IN VOLUME 1424, PAGE 109 OF THE WALLER COUNTY, TEXAS DEED RECORDS.

ADDRESS: 3270 McALLISTER ROAD
BROOKSHIRE, TEXAS 77423

JOB NO: 0950-20C SCALE: 1" = 100'
DATE: 2-12-24 SHEET 1 OF 1

SITE:

NO	DATE	DESCRIPTION	TRACT NOS.
1	3-25-24		

REVISIONS:

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg 2, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-5331
Firm Number: 10046400

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JOB NO: 0950-20

LEGAL DESCRIPTION

TRACT 1:

BEING A 4.3269 ACRE TRACT OUT OF A 19.0873 ACRE TRACT OF LAND IN THE T.S. BEESE SURVEY, ABSTRACT 329 (H. & T.C. R.R. CO. SURVEY, SECTION 72) WALLER COUNTY, TEXAS, BEING A PART OF A 160 ACRE TRACT OF LAND, BEING THE SOUTHWEST ONE QUARTER OF SECTION 72, T.S. BEESE SURVEY, ABSTRACT 329 (H. & T.C. R.R. CO. SURVEY, SECTION 72) WALLER COUNTY, TEXAS, AS DESCRIBED IN NO. P9907S, OF THE COUNTY COURT AT LAW, WALLER COUNTY, TEXAS. SAVE AND EXCEPT A CALLED 2.4240 ACRE OF LAND RECORDED IN VOLUME 457, PAGE 502 OF THE WALLER COUNTY, TEXAS DEED RECORDS.

THENCE SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF McALLISTER ROAD, A DISTANCE OF 63.81 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS EAST, OVER AND ACROSS SAID 19.0873 ACRES TRACT A DISTANCE OF 749.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3269 ACRES (188,919 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

A 38.0440-ACRE TRACT BEING THE EAST ½ OF A CALLED 80.9827 ACRES OF LAND IN THE T.S. BEESE SURVEY, ABSTRACT 329 (H.&T.C.R.R. CO. SURVEY, SECTION 72), WALLER COUNTY, TEXAS. SAVE AND EXCEPT A CALLED 2.4240 ACRE OF LAND RECORDED IN VOLUME 1424, PAGE 109 OF THE WALLER COUNTY, TEXAS DEED RECORDS.

COMMENCING AT A ROUNT FROM WHICH A FOUND FENCE POST BEARS SOUTH 24 DEGREES 41 MINUTES WEST, 0.95 FEET AT THE NORTHEAST CORNER OF THE MARY ANN PERTSIS, CALLED 14.103 ACRE TRACT RECORDED IN VOLUME 194, PAGE 169, DEED RECORDS, WALLER COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 19.0873 ACRE TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF AN ADJOINING 80.9827 ACRE TRACT, BEING A PART OF THE AFORESENTIONED 160 ACRE TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF THE AFORESENTIONED ADJOINING 80.9827 ACRE TRACT A DISTANCE OF 505.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 32 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE AFORESENTIONED ADJOINING 80.9827 ACRE TRACT A DISTANCE OF 473.24 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER OF A CALLED 2.458 ACRE TRACT RECORDED UNDER VOLUME 1320, PAGE 462 OF WALLER COUNTY DEED RECORDS, BEING THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE AFORESENTIONED ADJOINING 2.87 ACRE TRACT A DISTANCE OF 351.58 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 2.458 ACRE TRACT RECORDED UNDER VOLUME 1320, PAGE 462 OF WALLER COUNTY DEED RECORDS, BEING THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 41 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID 2.458 ACRE TRACT A DISTANCE OF 409.49 FEET TO A 5/8 INCH IRON ROD FOUND AN NORTHWEST CORNER OF SAID 2.458 ACRE TRACT, BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE AFORESENTIONED ADJOINING CALLED 2.458 ACRE TRACT, PASSING A POINT AT 135.00 FEET FOR THE NORTHWEST CORNER OF A CALLED 1.000 ACRE TRACT RECORDED UNDER VOLUME 1321, PAGE 276 OF WALLER COUNTY DEED RECORDS, A TOTAL DISTANCE OF 412.96 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF McALLISTER ROAD (50 FOOT RIGHT-OF-WAY), BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 00 MINUTES 16 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF McALLISTER ROAD, A DISTANCE OF 63.81 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, OVER AND ACROSS SAID 19.0873 ACRES TRACT A DISTANCE OF 749.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3269 ACRES (188,919 SQUARE FEET) OF LAND, MORE OR LESS

SCHEDULE B' ITEMS

10E. RIGHT OF WAY EASEMENT GRANTED TO MAGNOLIA PETROLEUM COMPANY AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 12, 1924 RECORDED IN VOLUME 48, PAGE 454 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BLANKET, NOTHING TO PLOT.

10F. RIGHT OF WAY EASEMENT GRANTED TO TEXAS PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT DATED AUGUST 21, 1928, RECORDED IN VOLUME 51, PAGE 526 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BLANKET, NOTHING TO PLOT.

10G. RIGHT OF WAY EASEMENT GRANTED TO BROOKSHIRE-KATY DRAINAGE DISTRICT AS SET FORTH IN INSTRUMENT DATED MARCH 13, 1962 RECORDED IN VOLUME 171, PAE 285 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BLANKET, DOES NOT AFFECT.

10H EASEMENT GRANTED TO TEXAS-NEW MEXICO PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT DATED JULY 2, 1984, RECORDED IN VOLUME 384 PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, BLANKET, NOTHING TO PLOT.

10I. RIGHT OF WAY EASEMENT GRANTED TO BROOKSHIRE-KATY DRAINAGE DISTRICT JULY 7, 1986, RECORDED IN VOLUME 396, PAGE 16 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO: MUNICO CORZ, ALLIANCE BANK, AND EACH SUCCESSOR
PROPERTY SUBJECT TO CPF DOCUMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS
AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

I hereby certify that this survey was made on the ground and that all correctly represents the facts found at the time of survey showing any improvements, from legal descriptions furnished by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Survey did not determine property lines, etc. shown are as identified by building lines, etc. shown on the ground.

CP 11-202854R of COMMONWEALTH LAND TITLE INSURANCE COMPANY

Fred W. Lawton Registered Professional Land Surveyor No. 2221

STATE OF TEXAS
FRED W. LAWTON
2221
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE(S) A & AE PER FIRM MAP NO. 48473C 0225F DATED 01-19-2006 BY GRAPHICS PLOTTING ONLY. BE DO NOT ASSUME SENSITIVITY FOR EXACT DETERMINATION.
REFER MY DEVELOPMENT PLANNING DESIGN, BE CONSULTATION IS SUGGESTED THE COMMENTS CITY AND COUNTY IN MUCH SUBJECT THAT EXISTS SHOULD BE CONTACTED SAID ENTITES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT

SITE PHOTOGRAPH

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LEGEND

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
EASMT – EASEMENT
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
OPRWC – OFFICIAL RECORDS WALLER COUNTY DEED RECORDS
WCDR – WALLER COUNTY DEED RECORDS
WCSTS – STAMPED SOUTH TEXAS SURVEYING
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
SQ. FT. – SQUARE FEET
ROW – RIGHT OF WAY
UE – UTILITY EASEMENT
CONCRETE
CHAIN LINK FENCE
BARBED WIRE FENCE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FLAG POLE
FIBER OPTIC MARKER
GAS VALVE
GAS METER
LIGHT POLE
CURB INLET
MONITORING WELL
MANHOLE
PIPELINE MARKER
SERVICE POLE
POWER POLE
SIGNAL MANHOLE
STORM MANHOLE
TRANSFORMER
TELEPHONE PEDESTAL
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER MELL
WATER METER
WATER VALVE
BENCHMARK

STALLKNECHT ROAD

SCALE