## Waterloo Surveyors Survey

HEMPSTEAD, TX 77445

LINE TABLE (R)		
LINE #	BEARING	LENGTH
L1	S 47°27'00" E	70.91'
L2	N 02°17'31" W	90.76

LINE TABLE (M)			
NE #	BEARING	LENGTH	
L1	S 48°40'06" E	77.95	
L2	N 03°17'33" W	90.18'	

C.M. #1

F.I.R.C. 1/2"

€8

NOP. NO1

-SIGN

F.I.P. 1/2"

SEE DETAIL B

~F.I.P. 1"

State of Texas

County of Waller

P.O.B.

?OAD VARI

LINE TABLE (M)			
INE #	BEARING	LENGTH	
L1	S 48°40′06" E	77.95'	
L2	N 03°17'33" W	90.18'	

## METES AND BOUNDS

A TRACT OR PARCEL OF LAND CONTAINING 2.6403 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, IN WALLER COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DEDICATED TO DANIEL L. EASTER AND SUSAN EASTER IN GENERAL WARRANTY DEED RECORDED IN VOLUME 623, PAGE 662, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH CAP ON THE EAST RIGHT-OF-WAY OF F.M. 359 ROAD AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH CAP BEARS NORTH 02°17'08" WEST A DISTANCE OF 341.21 FEET ALONG SAID F.M. 359 ROAD AND THE WEST LINE OF A TRACT OF LAND DEDICATED TO FLOYD THOMAS RAVEN IN DOCUMENT NO. 2203817, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS;

THENCE ALONG THE COMMON DIVIDING LINES OF HEREIN DESCRIBED TRACT AND SAID RAVEN TRACT THE FOLLOWING THREE (3) CALLS: 1. NORTH 77°42'09" EAST A DISTANCE OF 402.77 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP FOR THE NE CORNER HÉREOF;

- SOUTH 02°21'34" EAST A DISTANCE OF 286.40 FEET PASSING THROUGH A FOUND 1/2 INCH IRON ROD WITH CAP AND CONTINUING FOR A TOTAL DISTANCE OF 299.06 FEET TO A SET 5/8 INCH IRON WITH CAP STAMPED "WATERLOO SURVEYORS";
- SOUTH 48°40'06" EAST A DISTANCE OF 77.95 FEET TO A FOUND 1/2 INCH IRON ROD BEING ON THE NORTH LINE OF A TRACT OF LAND DEDICATED TO THE MONAVILLE VOLUNTEER FIRE DEPARTMENT IN WARRANTY DEED RECORDED IN VOLUME 505, PAGE 537, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH CAP BEARS SOUTH 73°26'02" WEST A DISTANCE OF 0.17 FEET;
- THENCE ALONG SAID NORTH LINE OF SAID MONAVILLE VOLUNTEER FIRE DEPARTMENT TRACT, SOUTH 77°52'30" WEST A DISTANCE OF 120.82 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP BEING ON THE EAST LINE OF A TRACT OF LAND DEDICATED TO FM 208 CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1504158, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH BEARS SOUTH 03°37'12" EAST A DISTANCE OF 251.89 FEET BEING THE SOUTHWESTERLY CORNER OF SAID MONAVILLE VOLUNTEER FIRE DEPARTMENT TRACT;
- THENCE ALONG THE EAST LINE OF SAID F.M. 208 CORPORATION TRACT NORTH 03°17'33" WEST A DISTANCE OF 90.18 FEET TO A FOUND 5/8 INCH IRON ROD, BEING THE NORTHEASTERLY CORNER OF SAID F.M. 208 CORPORATION TRACT;
- THENCE ALONG THE NORTH LINE OF SAID F.M. 208 CORPORATION TRACT, SOUTH 78°02'07" WEST A DISTANCE OF 336.55 FEET TO A FOUND 1/2 INCH IRON PIPE, BEING THE NORTHWEST CORNER OF SAID F.M. 208 CORPORATION TRACT AND BEING ON SAID EAST RIGHT-OF-WAY OF F.M. 359 ROAD, FROM WHICH A FOUND 1/2 INCH IRON ROAD BEARS NORTH 24°49'46" EAST A DISTANCE OF 0.07 FEET AND FROM WHICH A FOUND 1 INCH IRON PIPE BEARS SOUTH 02°28'44" EAST A DISTANCE OF 222.04 FEET;
- THENCE ALONG SAID EAST RIGHT-OF-WAY OF F.M. 359 ROAD, NORTH 02°30'49" WEST A DISTANCE OF 269.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.6403 ACRES OF LAND, MORE OR LESS.

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) SOUTH CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO: NOURS ELMETNI;

TITLE RESOURCES GUARANTY COMPANY;

AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 2723525-03660 AND AN EFFECTIVE DATE OF JUNE 9, 2025, 8:00A.M.

AS PER GF No. 2723525-03660, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

RIGHTS OF PARTIES IN POSSESSION

INTENTIONALLY DELETED.

[10c]

ÎNTENTIONALLY DELETED. [10d]

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.

[10e] ÎNTENTIONALLY DELETED.

[10h]

ÄGRÈED JUDGMENT FOR GAS PIPE LINE EASEMENT SIGNED APRIL 24, 1978, STYLED PRODUCERS GAS COMPANY VS. HARVEY SUTTLES IN THE 9TH JUDICIAL DISTRICT COURT OF WALLER COUNTY, TEXAS, UNDER CAUSE NO. C-43 FILED ON SEPTEMBER 25, 1978 IN VOLUME 293, PAGE 726 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. AS SHOWN HEREON.

[10g] 1/2 OF ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER VOLUME 50, PAGE 530, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN TRACED FURTHER. NOT A SURVEY MATTER.

POLICY ONLY."

1/2 OF ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER VOLUME 491, PAGE 288, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. TILE TO SAID MINERAL INTEREST HAS NOT BEEN TRACED FURTHER. NOT A SURVEY MATTER.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED WITH THAT CERTAIN MINERAL ESTATE CREATED UNDER OIL AND GAS LEASE RECORDED IN VOLUME 284, PAGE 247, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION. NOT A SURVEY MATTER.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED WITH THAT CERTAIN MINERAL ESTATE CREATED UNDER OIL AND GAS LEASE RECORDED IN VOLUME 315, PAGE 316, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION. NOT A SURVEY MATTER.

[10k] ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS WITH RIGHTS OF TENANTS IN POSSESSION. [101]

SUBJECT TO THE FOLLOWING ITEM(S) AS SHOWN PER SURVEY PREPARED BY BARRY D. ADKINS, R.P.L.S. NO. 6137, DATED MAY 13, 2025;

RIGHTS OR CLAIMS, IF ANY OF FENCE(S) TRAVERSING THE UTILITY EASEMENT(S). "IF THE ENDORSEMENT T-19 IS PURCHASED, THIS EXCEPTION IS AUTOMATICALLY DELETED FROM THE LOAN POLICY ONLY."

RIGHTS OR CLAIMS, IF ANY OF ADJOINING PROPERTY OWNER IN AND TO THAT PORTION OF INSURED PREMISES LYING BETWEEN FENCE AND THE SOUTH LOT LINE  $^{\prime\prime}$ IF THE ENDORSEMENT T-19 IS PURCHASED, THIS EXCEPTION IS AUTOMATICALLY DELETED FROM THE LOAN

AN ENCROACHMENT CREATED BY ASPHALT AND WELL HOUSE INTO THE 50 FOOT PIPELINE EASEMENT TRAVERSING FROM NORTH TO SOUTH THROUGH SUBJECT PROPERTY LINE. "IF THE ENDORSEMENT T-19 IS PURCHASED, THIS EXCEPTION IS AUTOMATICALLY DELETED."

A PROTRUSION CREATED BY ASPHALT ALONG THE NORTH PROPERTY LINE.

"IF THE ENDORSEMENT T-19 IS PURCHASED, THIS EXCEPTION IS AUTOMATICALLY DELETED."

\*\*\*\*ALL RECORDS, WALLER COUNTY, TEXAS\*\*\*\*

LEGEND

F.I.P. 1/2" J DETAIL B NOT TO SCALE MEASURED CALL (R) RECORD CALL CONTROLLING MONUMENT C.M. COVERED CONCRETE POINT OF BEGINNING P.O.B. RIGHT-OF-WAY R.O.W. FOUND IRON ROD F.I.R. F.I.P. O FOUND IRON PIPE F.I.R.C. ●<sup>CP</sup> FOUND IRON ROD WITH CAP SET 1/2" IRON ROD WITH CAP "WATERLOO SURVEYORS" S.I.R.C. 🧟 ELECTRIC METER FIBEROPTICS MARKER GAS PIPELINE MARKER LIGHT POLE SEPTIC LID SATELLITE DISH UTILITY POLE/GUY ANCHOR IRON FENCE -U - U - U - U - U - UUTILITY LINE WIRE FENCE — X —— X —— X — **ASPHALT** CONCRETE

DETAIL A

NOT TO SCALE

(W)

S<sup>73</sup>0.17' F.I.R.C. 1/2"

гF.I.R. 1/2"

1. THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (IE:

SIZE, CONDITION)" AS BONA FIDE CORNERS. 2. BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) SOUTH CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

3. THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48473C0250E, ZONE: X , DATED: 2/18/2009 .

AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category <u>1A</u> Conditions II Survey.

I Karl E. Atkins, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the <u>12TH</u> day of <u>AUGUST</u>, 2025 and is true

and correct to the best of my knowledge.

WATER

WELL

\$79° 02', 09"W - 336.83', (R) \$78° 02', 07"W - 336.55', (M)

FM 208 CORPORATION

CALLED 2.803 AC

DOC. NO. 1504158

D.R.W.C.

ONE STORY

METAL AND FRAME

BUILDING

2.6403 Acres.

115009

S,

08/15/2025

15511 Hwy 71 W Ste 110 PMB# 118, Bee Caves, Texas 78738 Phone: (512) 481—9602 FIRM #10124400 (🔾)

MONA VILLE-WALLER COUNTY ROAD

PUBLIC R.O.W. VARIES

F.I.R. 1/2"

H5941Ti

DRAFTED BY: CD

IR VEY

304.14' 299.06'

1.1

08″E 34″E

58, 21,

F.I.R.C. 1/2"

THE MONAVILLE VOLUNTEER FIRE DEPARTMENT

CALLED 1.00 AC

VOL. 505, PG. 537

ONE STORY

**METAL** 

BUILDING

FLOYD THOMAS RAVEN

CALLED 9.884 AC

DOC. NO. 2203817

F.I.R. 1/2"

SEE DETAIL A

SUI

2.1'-

 $\langle G \rangle$ 

F.I.R. 5/8"

12.66

(M)

Date of Signature