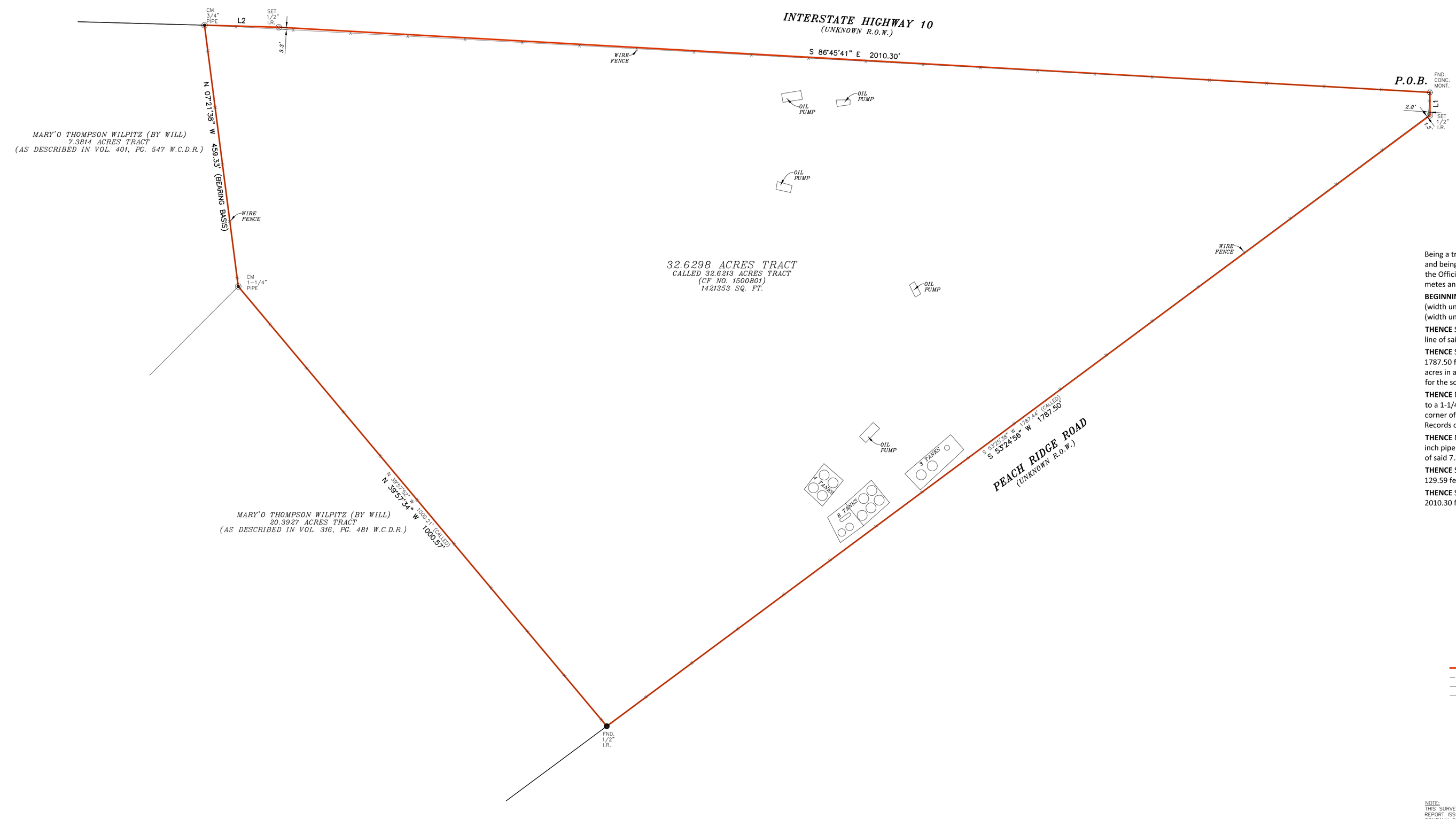
LINE	BEARING	DISTANCE
L1	S 00°13'12" E	40.02'
L2	S 88°26'29" E	129.59'



METES AND BOUNDS

Being a tract of land situated in the John McFarland Survey, Abstract No. 46 in Waller County, Texas, and being that same tract described as 32.6213 acres in a deed recorded in Clerk's File No. 1500801 of the Official Public Records of Waller County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the south right-of-way line of Interstate Highway 10 (width unknown) at its point of intersection with the northwest right-of-way line of Peach Ridge Road (width unknown), for the most northerly northeast corner of said herein described tract;

THENCE S 00°13'12" E, a distance of 40.02 feet to a 1/2 inch iron rod set in the northwest right-of-way line of said Peach Ridge Road, for the most southerly northeast corner of said herein described tract;

THENCE S 53°24'56" W, along the northwest right-of-way line of said Peach Ridge Road, a distance of 1787.50 feet to a 1/2 inch iron rod found, for the southeast corner of a tract described as 20.3927 acres in a deed recorded in Volume 316, Page 481 of the Deed Records of Waller County, Texas, and for the southwest corner of said herein described tract;

THENCE N 39°57'34" W, along the northeast line of said 20.3927 acre tract, a distance of 1000.57 feet to a 1-1/4 inch pipe found, for the northeast corner of said 20.3927 acre tract, for the southeast corner of a tract described as 7.3814 acres in a deed recorded in Volume 401, Page 547 of the Deed Records of Waller County, Texas, and for an angle point of said herein described tract;

THENCE N 07°21'38" W, along the east line of said 7.3814 acre tract, a distance of 459.33 feet to a 3/4 inch pipe found in the south right-of-way line of said Interstate Highway 10, for the northeast corner of said 7.3814 acre tract and for the northwest corner of said herein described tract;

THENCE S 88°26'29" E, along the south right-of-way line of said Interstate Highway 10, a distance of 129.59 feet to a 1/2 inch iron rod set, for an angle point of said herein described tract;

THENCE S 86°45'41" E, along the south right-of-way line of said Interstate Highway 10, a distance of 2010.30 feet to the **POINT OF BEGINNING**, containing 32.6298 acres (1,421,353 square feet) of land.

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	BARBED WIRE FENCE
◎	SET 1/2" IRON ROD
●	FOUND IRON ROD
◉	FOUND IRON PIPE
⊕	FOUND CONC. MONUMENT
CM	CONTROL MONUMENT
W.C.D.R.	WALLER COUNTY DEED RECORDS

NOTE:
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY OF NO. 7994-15-3496 ISSUED ON 10/01/2015.

FLOOD INFORMATION
FIRM: 48473C PANEL: 0325 E
REV. DATE: 02/18/2009
ZONE: "AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE
0' 100' 200'

I, J. TODD ODHAM, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN LAW FIRM and JET LENDING, LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BRING A 32.6298 ACRE PARCEL OF LAND recorded in Clerk's File 1500801 of the Map/Deed and Plat Records of WALLER County, Texas, located in the JOHN MCFARLAND SURVEY, A-46
Borrower: JAMAL NIKMARD
Address: I-10/PEACH RIDGE RD., BROOKSHIRE, TX 77423 GF No. 7994-15-3496

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors 131 McKinney Street, Suite 203, Pasadena, TX 77442
Tel: 281-940-8869 Fax: 281-207-6476

LAND TITLE SURVEY

JOB NO.:	1510004758	NO.	REVISION	DATE
DATE:	10/06/15			
DRAWN BY:	IM			
APPROVED BY:	JTO			

STATE OF TEXAS REGISTERED J. TODD ODHAM PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
CONTRACTED TO J. TODD ODHAM

J. TODD ODHAM, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6062

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