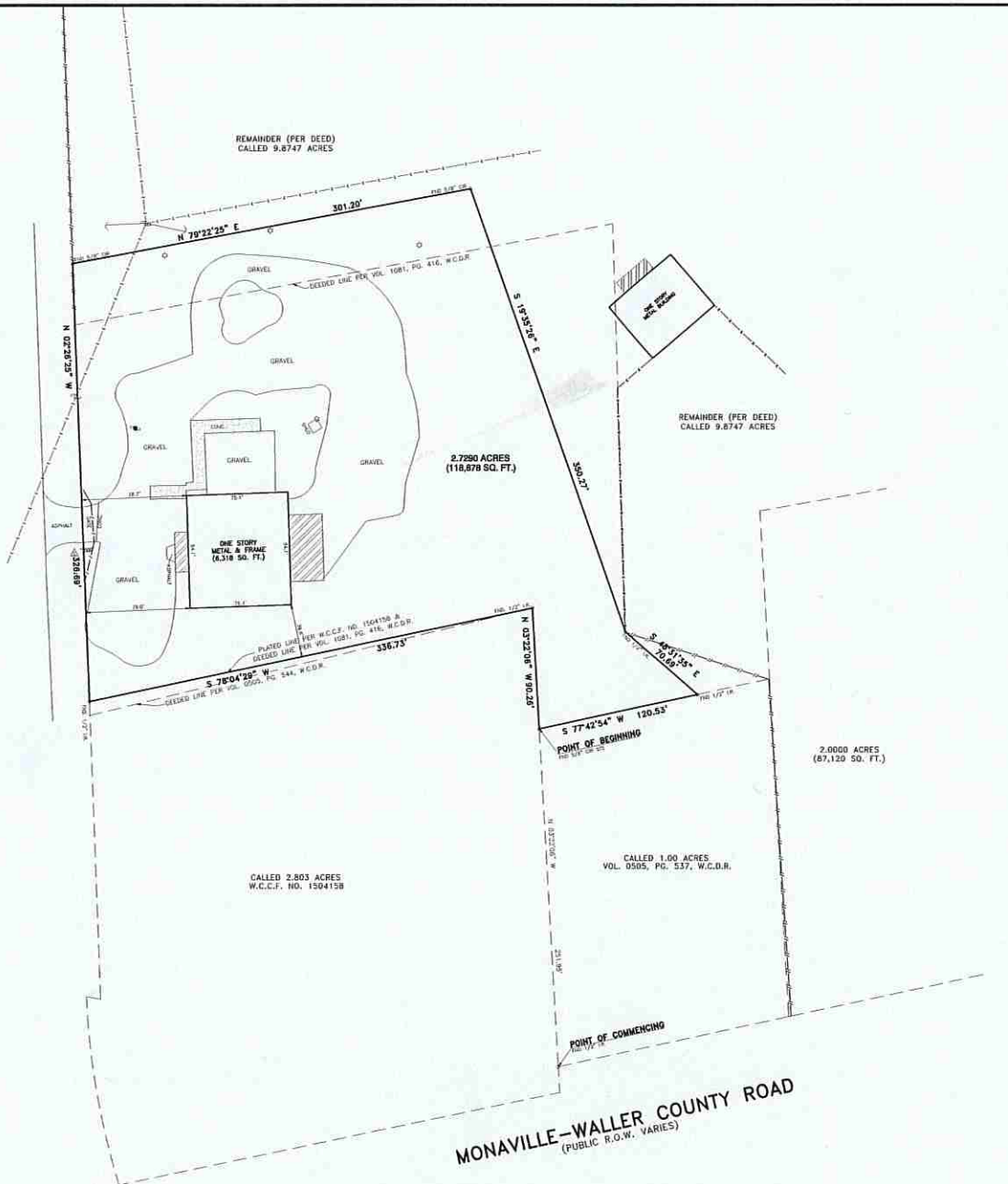


GRAPHIC SCALE



- Legend listing symbols for aerial elevation, building lines, easements, fences, roads, and utility lines.

FM 359 ROAD (PUBLIC R.O.W. VARIES)



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.7280 ACRES OUT OF THE JUSTO LINDO SURVEY, LEAVE 5 OF WALLER COUNTY, TEXAS, AND BEING A CALLED 118,878 SQUARE FEET AS DESCRIBED IN DEED TO DAN EASTER AS RECORDED UNDER VOLUME 623, PAGE 662 OFFICIAL PUBLIC RECORDS OF WALLER COUNTY (O.P.R.W.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND DEGREES AS FOLLOWS (MEASURING BASIS IS THE SOUTH RIGHT-OF-WAY LINE OF FM 359 HIGH ROAD NORTH 03 DEGREES 25 SECONDS WEST) COMMENCING AT A 1/2 INCH HIGH IRON ROD FOUND IN THE FORMERLY RIGHT-OF-WAY LINE OF MINUALE-WALLER ROAD AND THE SOUTHWEST CORNER OF A CALLED 2.803 ACRE TRACT AS DESCRIBED IN DEED AS RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER 1504158 OF THE WALLER COUNTY CLERK'S RECORDS (W.C.C.R.) AND THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN DEED AS RECORDED UNDER VOLUME 0505, PAGE 557 (O.P.R.W.C.) THENCE NORTH 03 DEGREES 25 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID 2.803 ACRE TRACT AND THE WEST LINE OF SAID 1.00 ACRE TRACT A DISTANCE OF 251.85 FEET TO THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT AND A 5/8 INCH CAPPED IRON ROD SHAPED SQUARE HEAD SURROUNDING FOUND FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT, THENCE NORTH 03 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG AN INTERIOR LINE OF THE HEREN DESCRIBED TRACT AND THE EAST LINE OF SAID 2.803 ACRE TRACT A DISTANCE OF 80.26 FEET TO A 1/2 INCH HIGH IRON ROD FOUND FOR THE WESTERN MOST SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE FOREMENTIONED 2.803 ACRE TRACT AND IN THE LATTERLY RIGHT-OF-WAY LINE OF FM 359 (NORTH VARIES), THENCE SOUTH 78 DEGREES 04 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREN DESCRIBED TRACT AND THE NORTH LINE OF SAID 2.803 ACRE TRACT A DISTANCE OF 316.73 FEET TO A 1/2 INCH HIGH IRON ROD FOUND FOR THE WESTERN MOST SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE FOREMENTIONED 2.803 ACRE TRACT AND IN THE LATTERLY RIGHT-OF-WAY LINE OF FM 359 (NORTH VARIES), THENCE NORTH 02 DEGREES 28 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF THE HEREN DESCRIBED TRACT AND THE EAST RIGHT-OF-WAY LINE OF THE FOREMENTIONED 2.803 ACRE TRACT A DISTANCE OF 326.69 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT, THENCE NORTH 78 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREN DESCRIBED TRACT A DISTANCE OF 304.20 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT, THENCE SOUTH 19 DEGREES 20 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF THE HEREN DESCRIBED TRACT A DISTANCE OF 350.27 FEET TO A 1/2 INCH HIGH IRON ROD FOUND FOR WHOLE POINT, THENCE SOUTH 48 DEGREES 31 MINUTES 15 SECONDS EAST, A DISTANCE OF 78.69 FEET TO A 1/2 INCH HIGH IRON ROD FOUND FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND BEING IN THE NORTH LINE OF SAID 1.00 ACRE TRACT, THENCE SOUTH 77 DEGREES 43 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREN DESCRIBED TRACT AND THE NORTH LINE OF SAID 1.00 ACRE TRACT A DISTANCE OF 133.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.7280 ACRES (118,878 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION: I hereby certify that this survey was made on the ground and that this plat correctly represents the facts based on the facts of survey shown by the measurements, true legal descriptions applied by plat, there are no encroachments apparent on the ground, except as shown. This survey is not verified by boundary and the location only, except as to adjacent property, easements, building lines, etc. shown or as certified by...



Fred W. Lawton, Registered Professional Land Surveyor No. 5281

SURVEY OF

A TRACT OF LAND CONTAINING 2.7280 ACRES OUT OF THE JUSTO LINDO SURVEY, LEAVE 5 OF WALLER COUNTY, TEXAS, AND BEING A CALLED 118,878 SQUARE FEET AS DESCRIBED IN DEED TO DAN EASTER AS RECORDED UNDER VOLUME 623, PAGE 662 OFFICIAL PUBLIC RECORDS OF WALLER COUNTY (O.P.R.W.C.)

Table with columns for ADDRESS (13300 FARM TO MARKET 350, HEMPSTEAD, TEXAS 77448), SITE, JOB NO. (0088-22), DATE (01-20-22), SCALE (1" = 40'), SHEET (1 OF 1), REVISIONS, and SOUTH TEXAS SURVEYING ASSOCIATES, INC. contact info.

NOTES: 1. MEASURING BASIS IS THE EAST R.O.W. LINE OF FM 359 ROAD BEING NORTH 03 DEGREES 25 MINUTES 25 SECONDS WEST. 2. SURVEYOR DID NOT ADJUST PROPERTIES... SURVEY BASED ON LEGAL DESCRIPTIONS IN VOLUME 1081, PAGE 418, W.C.C.R. 3. RECORDING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. 4. THE MAIN CENTER IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. 6. SEE RECORDS AND RECORDS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS REPORT AND REPORT IS UNDERSTOOD THAT THE USE, REPRODUCTION OR REPRODUCTION OF SAME IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, REPRODUCTION OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED. 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN AND CONSTRUCTION COMMENCES.

FLOOD NOTE: PROPERTY LIES WITHIN FLOOD ZONE... ACCORDING TO FIRM MAP NO. 13000-100-0001... WATER - BEHIND... BY OBTAINING FLOODING POLICY NO. 10 NO ONE ASSUMES RESPONSIBILITY FOR FURTHER DETERMINATION. METRIC AND ENGINEERING PLANNING RECORD OR INFORMATION IS COVERED BY THE COMMUNITY CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONDUCTED. SAID ENTRIES MAY IMPROVE LANDUSE PLANNING AND FLOODING AREAS. THIS INFORMATION IS FOR YOUR INFORMATION ONLY. ALL RIGHTS RESERVED.

MONAVILLE-WALLER COUNTY ROAD (PUBLIC R.O.W. VARIES)

Logo for South Texas Surveying Associates, Inc. with address 11281 Richmond Ave., Bldg J, Suite 101, Houston, Texas 77082, phone 281-556-6918, fax 281-556-9331, firm number 10045400, and job number 0088-22.