WALLER COUNTY, TEXAS
W.COOPER SURVEY, ABSTRACT NO.20

LEGAL DESCRIPTION

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3.2528 ACRES OF LAND LOCATED IN THE
WILLIAM COOPER SURVEY, ABSTRACT NO. 20
WALLER COUNTY, TEXAS

BEING 3.2528 ACRES (141,692 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM COOPER SURVEY, ABSTRACT NO. 20, WALLER COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.5259 ACRE TRACT KNOWN AS RESERVE "C" OUT OF A CALLED 9.264 ACRE TRACT CONVEYED TO F.M 1489/I-10 LTD. PER INSTRUMENT RECORDED IN VOLUME 257, PAGE 333 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, A CALLED 1.614 ACRE TRACT CONVEYED TO WILLIAM BURNETT AS PER AN INSTRUMENT RECORDED IN VOLUME 323, PAGE 915 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND A TRACT CONVEYED TO HARRISON BOLDEN AS PER AN INSTRUMENT RECORDED IN VOLUME 40, PAGE 495 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 3.2528 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS RECITED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 88, SOUTH CENTRAL ZONE, USING THE LEICA SMARTNET):

BEGINNING AT A CAPPED IRON ROD STAMPED "KALKOMEY" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, A PUBLIC RIGHT-OF-WAY BASED ON A VARIABLE WIDTH, FOR THE NORTHEAST CORNER OF A CALLED 3.11 ACRE TRACT CONVEYED AS TRACT 1 TO CHESTOM S1MA, ET AL AS PER AN INSTRUMENT RECORDED IN VOLUME 1142, PAGE 662 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE SAID 0.5259 AC. TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 86°54'21" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAME BEING THE NORTH LINE OF SAID CALLED 0.5259 ACRE TRACT, A DISTANCE OF 204.88 FEET TO A 5/8 INCH IRON ROD WITH CAL SET FOR THE NORTHWEST CORNER OF A CALLED 2.0200 ACRE TRACT CONVEYED TO F.M. 1489/I-10 AS PER AN INSTRUMENT RECORDED IN VOLUME 260, PAGE 376 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS FROM WHICH THE NORTHEAST CORNER OF SAID 2.0200 ACRE TRACT BEARS N 86°54'21" E, 296.10 FEET;

THENCE S 00°35'53" E, ALONG THE WEST LINE OF THE CALLED 2.0200 ACRE TRACT AND THE EAST LINE OF THE SAUD 0.5259 ACRE TRACT, AT 111.56 FEET PASS THE SOUTHEAST CORNER OF THE SAID 0.5259 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE SAID CALLED 1.614 ACRE TRACT; IN ALL A TOTAL DISTANCE OF 299.84 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE CALLED BOLDEN TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 86°33'56" E, A DISTANCE OF 501.02 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE SOUTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°10'10" W, A DISTANCE OF 26.50 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE WESTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 86°33'56" W, A DISTANCE OF 362.83 FEET TO A ¾ INCH IRON ROD WITH CAP STAMPED "ILL" FOUND FOR AN INTERIOR CORNER SAID BOLDEN TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°45'15" W, A DISTANCE OF 166.28 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN EXTERIOR CORNER OF THE SAID BOLDEN TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°42'1" W, A DISTANCE OF 103.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE SAID BOLDEN TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE S 07°45'10" W, A DISTANCE OF 284.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF 11 STREET, A PUBLIC RIGHT-OF-WAY BASED ON A WIDTH OF 40 FEET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID BOLDEN TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°51'50" W, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 52.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID BOLDEN TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 12°16'10" E, ALONG THE EAST LINE OF A CALLED 0.56 ACRE TRACT CONVEYED TO THEODORE JOSER JR. AS PER AN INSTRUMENT RECORDED IN VOLUME 574, PAGE 57 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, A DISTANCE OF 190.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 34°48'50" W, CONTINUING ALONG THE EAST LINE OF THE SAID JOSER TRACT, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 22°56'15" W, CONTINUING ALONG THE EAST LINE OF THE SAID JOSER TRACT, SAME BEING THE WEST LINE SAID CALLED 1.612 ACRE TRACT, A DISTANCE OF 62.60 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF SAID JOSER TRACT AND THE SOUTHEAST CORNER OF A SEPARATE PORTION OF THAT TRACT CONVEYED TO SAID BOLDEN AND AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 02°14'50" W, CONTINUING ALONG THE SAID WEST LINE, A DISTANCE OF 106.19 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "HODGE 5197" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°58'50" W, A DISTANCE OF 145.50 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR A NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

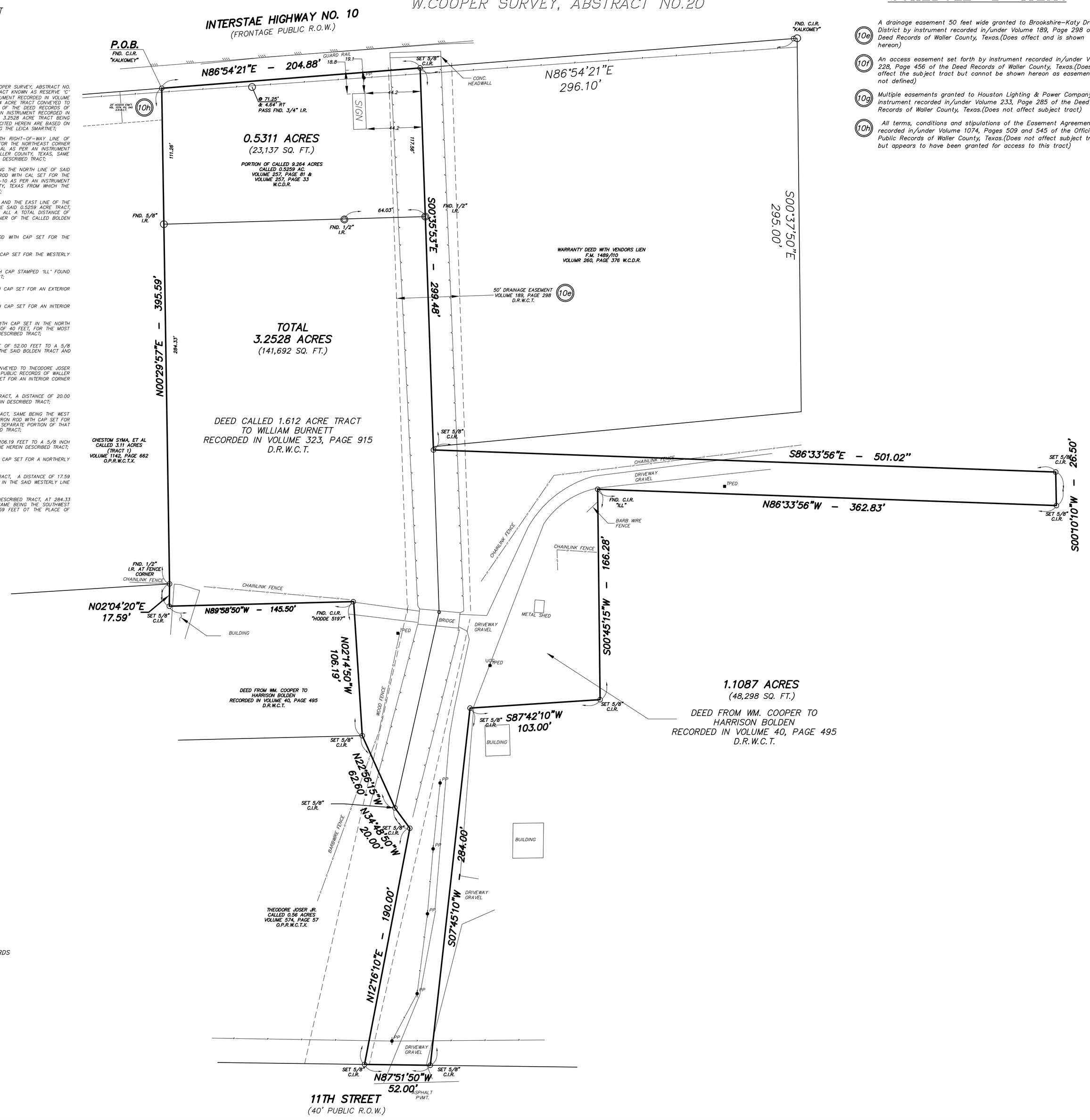
THENCE N 02°04' 20" E, ALONG THE WESTERLY LINE OF SAID CALLED 1.612 ACRE TRACT, A DISTANCE OF 17.59 FEET TO A ¾ INCH IRON ROD AT A FENCE CORNER FOUND FOR AN ANGLE CORNER IN THE SAID WESTERLY LINE AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°29'57" E, ALONG THE MOST NORTHERLY WEST LINE OF THE HEREIN DESCRIBED TRACT, AT 284.33 FEET PASS THE NORTHWEST CORNER OF THE SAID CALLED 1.612 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID 0.5259 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 395.59 FEET OT THE PLACE OF BEGINNING, CONTANING 3.2528 ACRES (141,692 SQUARE FEET) OF LAND.

LEGEND

AE	AERIAL EASEMENT
ASPH	ASPHALT
BL	BUILDING LINE
BLDG	BUILDING
BM	BENCHMARK
C.I.R.	CAPPED IRON ROD
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC.	CONCRETE
COR	CORNER
DRWY	DRIVEWAY
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
ER	END OF RADIUS
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLD	FLOW LINE OF DITCH
FNC	FENCE
FND	FOUND
G	GUTTER
GI	GRATE INLET
GM	GAS METER
GRV	GRAVEL
GT	GREASE TRAP
GW	GUY WIRE
HB	HIGH BANK
HC	HANDICAP
HDWL	HEADWALL
ICV	IRRIGATION CONTROL VALVE
LNSC	LANDSCAPE
LS	LIGHT STANDARD
MH	MANHOLE
MW	MONITORING WELL
NG	NATURAL GROUND
OH	OVERHANG
P	OVERHEAD LINES
PP	POWER POLE
PST	POST
PVMT	PAVEMENT
SAN	SANITARY
SDWK	SIDEWALK
STM	STORM SEWER
TB	TOE OF BANK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TG	TOP OF GRATE
TOS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
TR	TOP OF RIM
UE	UTILITY EASEMENT
U/G	UNDERGROUND
W.C.D.R.	WALLER COUNTY DEED RECORDS
WF	WOOD FENCE
WL	WATER LINE
WM	WATER METER
WTR	WATER
WS	WHEEL STOP
WV	WATER VALVE

	ASPHALT LINE
90'	CONTOUR LINE
	CURB LINE
	FENCE LINE
	GAS LINE
	GRAVEL LINE
	HIGH BANK LINE
	POWER LINE
	SANITARY SEWER LINE
	SBC/TELEPHONE LINE
	STORM SEWER LINE
	WATER LINE



SCHEDULE "B" ITEMS

(10e) A drainage easement 50 feet wide granted to Brookshire-Katy Drainage District by instrument recorded in/under Volume 189, Page 298 of the Deed Records of Waller County, Texas.(Does affect and is shown hereon)

(10i) An access easement set forth by instrument recorded in/under Volume 228, Page 456 of the Deed Records of Waller County, Texas.(Does affect the subject tract but cannot be shown hereon as easement is not defined)

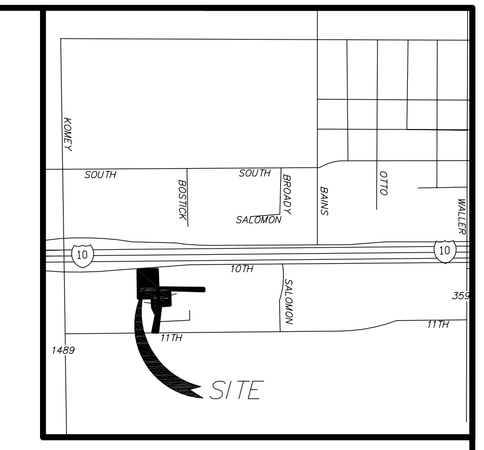
(10g) Multiple easements granted to Houston Lighting & Power Company by instrument recorded in/under Volume 233, Page 285 of the Deed Records of Waller County, Texas.(Does not affect subject tract)

(10h) All terms, conditions and stipulations of the Easement Agreement recorded in/under Volume 1074, Pages 509 and 545 of the Official Public Records of Waller County, Texas.(Does not affect subject tract but appears to have been granted for access to this tract)

N

SCALE: 1"=40'

0' 20' 40' 80'



VICINITY MAP

N.T.S.

GENERAL NOTES

1. The Surveyor has not abstracted the subject property.

2. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48473C0350E, revised February 18, 2009 the subject tract is located in Zone "X"(unshaded), areas determined to be outside the 0.2% annual chance floodplain.

3. This survey was performed with the benefit of a title commitment and legal description of properties included issued by Stewart Title Guaranty Company under GF No. 0516761127, effective May 8, 2016.

4. The Existing Utility Lines shown hereon and referencing this note were not located in the field, but are shown at their approximate location based on Brookshire City Construction plans and private utility company plans.

5. Bearings on this survey are based on the Texas State Plane Coordinate System, NAD88, South Cnetral Zone (4204) using the Leica Smartnet.

6. There are no visible signs of a cemetery on this tract.

7. All utilities shown hereon are based on above ground observation only. For utility marking in the area, call 1-800-DIG-TESS.

8. Nothing in this survey is intended to express an opinion regarding ownership or title.

9. The word CERTIFY is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.

10. This survey is certified for this transaction only.

11. This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.

14. Subject property is located with in the City Of Brookshire or whithin its extra territorial jurisdiction.

I hereby certify that this survey was made on the ground, that this map correctly represents the facts found at the time of survey and that this professional opinion conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Robert A. Marlowe
Registered Professional Land Surveyor
Texas Registration No. 4218

STATE OF TEXAS
REGISTERED
ROBERT A. MARLOWE
4218
PROFESSIONAL
LAND SURVEYOR

SURVEY

I-10
BROOKSHIRE, TX

REVISIONS		
REV.	DESCRIPTION	DATE
1	ADD OFF-TRACT ESM'T.	6-30-2016

BOUNDARY SURVEY OF
3.2528 ACRES OF LAND
LOCATED IN THE WILLIAM COOPER SURVEY
A-20, WALLER COUNTY, TEXAS.

SCALE: 1"=40'

DATE OF SURVEY: 06/08/2016

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TBPLS No. 10133800	TBPE No. F-3712	SHT No. C2
DRAWN BY: JR	CHECKED BY: RAM	REVIEWED BY: JHE
CLIENT: CRAIG RICE		JOB No. 0616-3757