

WALLER COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2,000'

TEMPORARY BENCHMARK "A" ELEVATION = 252.60'

PC MARK SET IN ASPHALT LOCATED ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 290, APPROXIMATELY 2,026.0' NORTHWEST FROM THE INTERSECTION OF U.S. HIGHWAY 290 AND JONES ROAD.

TEMPORARY BENCHMARK "B" ELEVATION = 254.38'

PC MARK SET IN ASPHALT LOCATED ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 290, APPROXIMATELY 1,337.0' NORTHWEST FROM THE INTERSECTION OF U.S. HIGHWAY 290 AND JONES ROAD.

#### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTED CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTED CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999947999.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48010C0307, REVISION 03/2017, THE DETERMINATION WAS MADE BY GRAPHIC PLOTTING AND IS APPROXIMATE. THIS DETERMINATION DOES NOT CONSTITUTE A GUARANTEE. THE SURVEYOR DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOODING CAUSED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BECAUSE NOIRRE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT PROVIDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE INSTRUMENTAL ACCURACY OF THE BOUNDARY MANIPULATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN ENDORSEMENT OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE MEAN SEA LEVEL. SECOND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE OR ON TOP OF GRADE, OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DISTRESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT SHOWN TO THE COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DISTRESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS MADE AT THE TIME OF SURVEY AND WERE PROCESSED THROUGH OPUS ON AUGUST 8, 2021.

#### DESCRIPTION

A TRACT OR PARCEL CONTAINING 30.631 ACRES OR 1,334,291 SQUARE FEET OF LAND LOCATED IN WALLER COUNTY, TEXAS, BEING THE SAME CALLED 30.631 ACRES TRACT CONVEYED TO CHARLES WILL AS RECORDED UNDER W.C.C.F. NO. 1007976, WITH SAID 30.631 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY BEINGS AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).

BEGINNING AT A CAPPED 1/2 INCH IRON ROD STAMPED "PRECISION" FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 290 (203' FOOT DEED) AS RECORDED FOR E.C.O.G.T. E.O.G. MAP CONTROL 114-11-45, ACCOUNT NO. 8012-1-61, AND P.D. NO. 3024, MARKING THE COMMON NORTH CORNER OF SAID CALLED 30.631 ACRES TRACT AND OF LOT 3, BILLY'S SUBDIVISION, SECTION 3, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 844, PAGE (PG) 304, WALLER COUNTY CLERK'S OFFICE (RECORDED); SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH 79 DEG. 31 MIN. 07 SEC. EAST, ALONG THE SOUTHWESTERLY R.O.W. OF SAID U.S. HIGHWAY 290, A DISTANCE OF 8216 FEET (CALLED 8216 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING THE COMMON NORTH CORNER OF SAID CALLED 30.631 ACRES TRACT AND OF LOT 3, BILLY'S SUBDIVISION, SECTION 3, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 844, PAGE (PG) 304, WALLER COUNTY CLERK'S OFFICE (RECORDED); SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH 09 DEG. 41 MIN. 34 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 874.76 FEET (CALLED 874.76 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING THE COMMON NORTH CORNER OF SAID CALLED 30.631 ACRES TRACT AND OF LOT 3, BILLY'S SUBDIVISION, SECTION 3, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 844, PAGE (PG) 304, WALLER COUNTY CLERK'S OFFICE (RECORDED); SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH 09 DEG. 43 MIN. 07 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 1,062.63 FEET (CALLED 1,062.63 FEET) TO A CAPPED 1/2 INCH IRON ROD STAMPED "ELEGANCE" FOUND ON THE NORTH LINE OF A CALLED 68.073 ACRES TRACT CONVEYED TO LANA ALLEN, AS RECORDED UNDER W.C.C.F. NO. 1002308, MARKING THE COMMON SOUTH CORNER OF SAID LOT 3 AND OF SAID CALLED 30.631 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH 87 DEG. 34 MIN. 59 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 68.073 ACRES TRACT, A DISTANCE OF 604.72 FEET (CALLED 604.72 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF A TRACT, CONVEYED TO SLOAN WHITE URBAN FARM PARTNERSHIP, LTD., AS RECORDED UNDER W.C.C.F. NOS. 1002307 AND 1002307, MARKING THE COMMON WEST CORNER OF SAID CALLED 68.073 ACRES TRACT AND OF SAID CALLED 30.631 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, ALONG THE COMMON LINE OF SAID CALLED 30.631 ACRES TRACT AND OF SAID SLOAN WHITE URBAN FARM PARTNERSHIP, LTD. TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 03 DEG. 43 MIN. 49 SEC. WEST, A DISTANCE OF 716.81 FEET (CALLED 716.81 FEET) TO A 5/8 INCH IRON ROD FOUND, MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.

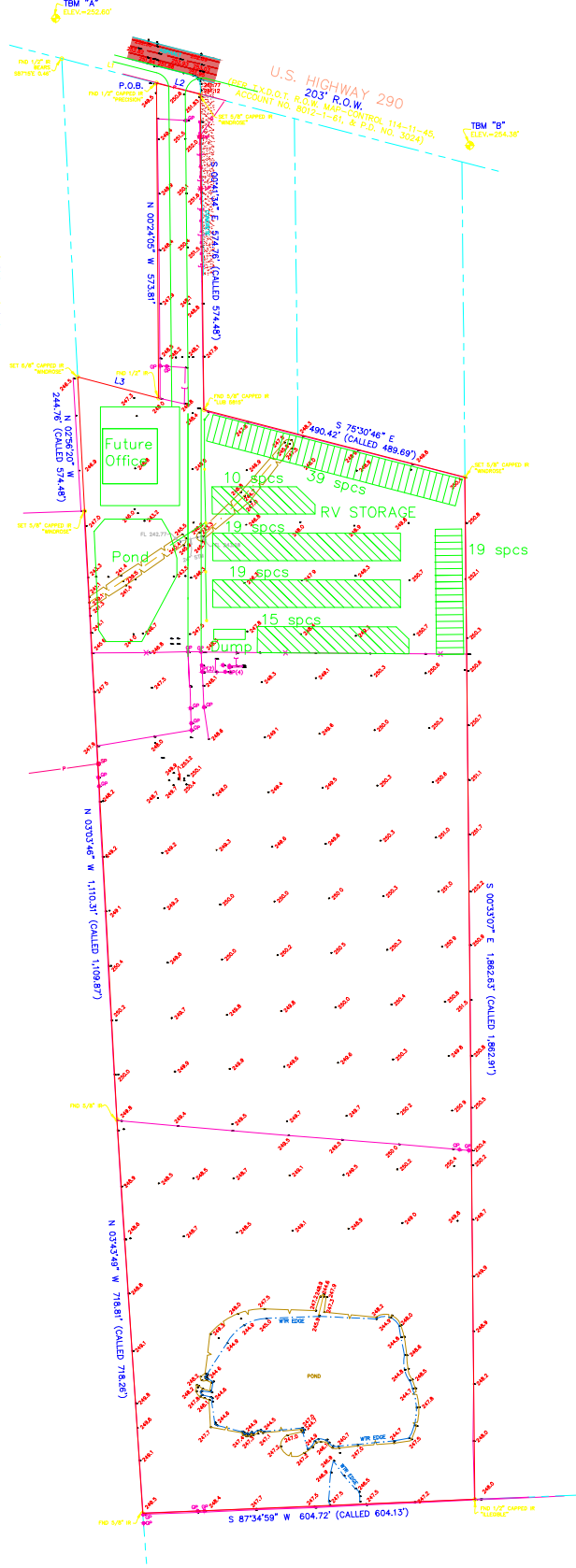
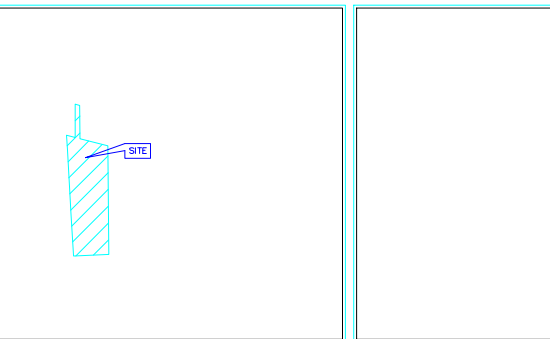
NORTH 03 DEG. 03 MIN. 46 SEC. WEST, A DISTANCE OF 1,110.31 FEET (CALLED 1,110.31 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.

NORTH 09 DEG. 36 MIN. 20 SEC. WEST, A DISTANCE OF 244.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET, MARKING THE COMMON WEST CORNER OF SAID LOT 3 AND OF SAID CALLED 30.631 ACRES TRACT, SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH 79 DEG. 28 MIN. 19 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 102.45 FEET (CALLED 102.45 FEET) TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING AN INTERIOR CORNER OF SAID CALLED 30.631 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT.

THENCE, NORTH 00 DEG. 24 MIN. 05 SEC. WEST, A DISTANCE OF 573.81 FEET (CALLED 573.81 FEET) TO THE POINT OF BEGINNING AND CONTAINING 30.631 ACRES OR 1,334,291 SQUARE FEET OF LAND.

#### FLOOD INFORMATION



REVISIONS		
DATE	REASON	BY

LAND TITLE & TOPOGRAPHIC SURVEY OF  
30.631 AC. / 1,334,291 SQ. FT.  
SITUATED IN THE  
JAMES RESON SURVEY, ABSTRACT NO. 244, &  
LANCETOT ABBOTT SURVEY, ABSTRACT NO. 1  
WALLER COUNTY, TEXAS

FILED BY: JM CHECKED BY: DG JOB NO: 57020  
DRAWN BY: RD DATE: AUGUST 2021 SHEET NO. 1 OF 1