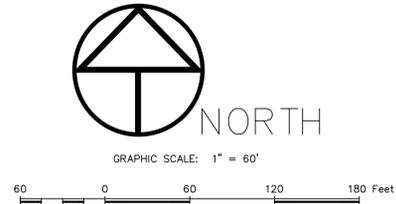


BROOKSHIRE, WALLER COUNTY, TEXAS
VICINITY MAP
SCALE: NOT TO SCALE



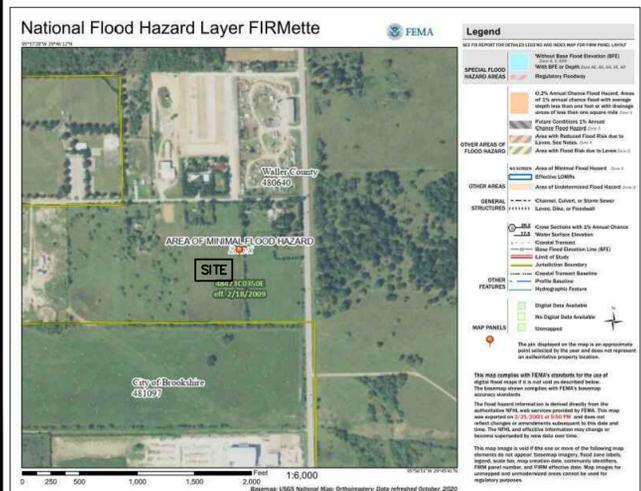
- LEGEND**
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- GM - GAS METER
 - GV - GAS VALVE
 - PH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - MANHOLE
 - CLEANOUT
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - TRAFFIC SIGNAL BOX
 - METER POLE
 - POWER POLE
 - METER POLE
 - GUY ANCHOR
 - OVERHEAD POWER LINE
 - BARBED WIRE FENCE
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - CHAINLINK FENCE
 - HIGHBANK
 - HB - Highbank
 - SAN - Sanitary Sewer
 - RCP - Reinforced Concrete Pipe
 - TEL - Telephone
 - WTR - Water
 - FND - Found
 - O.P.R.W.C., TX - Official Public Records Waller County, Texas
 - W.C.D.R. - Waller County Deed Records
 - W.C.M.R. - Waller County Map Records
 - IP - Iron Pipe
 - IR - Iron Rod
 - NO. - Number
 - PAGE
 - R.O.W. - Right-of-Way
 - SQ. FT. - Square Feet
 - VOL. - Volume
 - F.C. - Film Code

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 21001103 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF FEBRUARY 8, 2021, ISSUED DATE OF FEBRUARY 16, 2021 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 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: 0.999994068.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 4847300350E REVISED/DATED FEBRUARY 18, 2009, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK 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 INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

RESIDUE OF A CALLED 19.18 ACRES
EBONY DA'KOY BANKS
DOC. No. 2004747, O.P.R.W.C., Tx.

FLOOD INFORMATION



SCHEDULE 'B' NOTES

10(d) SUBJECT TO FIRST AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT BY AND BETWEEN KENNETH R. HARAUGHTY, AS LESSOR AND AT&T WIRELESS PCS, LLC, D/B/A AT&T WIRELESS SERVICES, AS LESSEE, DATED JULY 31, 2004, FILED FOR RECORD ON AUGUST 12, 2004, UNDER WALLER COUNTY CLERK'S FILE NO. 405918 (VOLUME 851, PAGE 657).

CALLED 60.00 ACRES
CAMPBELL CONCRETE AND MATERIALS, LLC
DOC. No. 1906068, O.P.R.W.C., Tx.

REVISIONS		
DATE	REASON	BY

DESCRIPTION

A TRACT OR PARCEL CONTAINING 18.2284 ACRE OR 794,031 SQUARE FEET OF LAND SITUATED IN THE WILLIAM COOPER SURVEY, ABSTRACT NO. 20, WALLER COUNTY, TEXAS, BEING ALL OF A CALLED 5.60 ACRE TRACT, ALL OF A CALLED 1 ACRE TRACT AND ALL OF A CALLED 8.3554 ACRE TRACT CONVEYED TO KYLE DAVID HARAUGHTY AS RECORDED IN DOCUMENT NO. 1402072 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (O.P.R.W.C., TX) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 3/4 INCH IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET (F.M.) 359, FOR THE NORTHEAST CORNER OF A CALLED 60.00 ACRE TRACT OF SAID 60.00 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 8.3554 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 8.60 ACRE TRACT, FROM SAID POINT A 1/2 INCH IRON ROD FOUND WITH CAP BEARS SOUTH 69 DEG. 40 MIN. 37 SEC. EAST A DISTANCE OF 0.58 FEET;

THENCE, SOUTH 88 DEG. 45 MIN. 23 SEC. WEST, ALONG THE NORTH LINE OF SAID 60.00 ACRE TRACT, A DISTANCE OF 433.65 FEET TO A 3/4 INCH IRON PIPE FOUND FOR AN ANGLE POINT OF SAID 60.00 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 8.3554 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 8.60 ACRE TRACT, FROM SAID POINT A 1/2 INCH IRON ROD FOUND WITH CAP BEARS SOUTH 69 DEG. 40 MIN. 37 SEC. EAST A DISTANCE OF 0.58 FEET;

THENCE, SOUTH 88 DEG. 55 MIN. 24 SEC. WEST, CONTINUING ALONG THE NORTH LINE OF SAID 60.00 ACRE TRACT, A DISTANCE OF 436.97 FEET TO A 3/4 INCH PIPE FOUND FOR THE SOUTHWEST CORNER OF A CALLED 19.18 ACRE TRACT OF LAND CONVEYED TO EBONY DA'KOY BANKS, AS RECORDED IN DOCUMENT NO. 2004747, O.P.R.W.C., TX, THE SOUTHWEST CORNER OF SAID 8.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 51 MIN. 11 SEC. WEST, ALONG THE EAST LINE OF SAID 19.18 ACRE TRACT, A DISTANCE OF 766.65 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE SOUTHWEST CORNER OF A CALLED 0.4038 ACRE TRACT OF LAND CONVEYED TO DANIEL B. SCHRAMM AS RECORDED IN DOCUMENT NO. 1904204, O.P.R.W.C., TX AND A NORTHWEST CORNER OF SAID 8.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 22 MIN. 31 SEC. EAST, ALONG THE SOUTH LINE OF SAID 0.4038 ACRE TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO KEITH A. GRANT, SR AS RECORDED IN DOCUMENT NO. 1904682, O.P.R.W.C., TX, A DISTANCE OF 219.74 FEET TO A BENT 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID KEITH A. GRANT, SR TRACT AND AN INTERIOR CORNER OF SAID 8.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 50 MIN. 32 SEC. WEST, ALONG THE EAST LINE OF SAID KEITH A. GRANT, SR TRACT, PASSING AT A DISTANCE OF 158.10 FEET, A 1/2 INCH IRON ROD FOUND AND CONTINUING IN ALL A TOTAL DISTANCE OF 186.42 FEET TO A POINT BEING IN THE APPROXIMATE CENTERLINE OF HOVAS LANE, ON THE SOUTH LINE OF A CALLED 2.598 ACRE TRACT OF LAND CONVEYED TO DANIEL GARCIA AND WIFE, MARGARITA GARCIA AS RECORDED IN DOCUMENT NO. 602311, O.P.R.W.C., TX,;

THENCE, NORTH 88 DEG. 22 MIN. 19 SEC. EAST, ALONG THE SOUTH LINE OF SAID 2.598 ACRE TRACT, ALONG THE SOUTH LINE OF THREE RESIDUE TO A CALLED 9.593 ACRE TRACT OF LAND CONVEYED TO TOY SHEDZ, LLC AS RECORDED IN DOCUMENT NO. 1603128, O.P.R.W.C., TX, A DISTANCE OF 214.71 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TOY SHEDZ, LLC TRACT, THE SOUTHWEST CORNER OF A CALLED 9.240 ACRE TRACT OF LAND CONVEYED TO JOE G. KIRK AS RECORDED IN DOCUMENT NO. 981939, THE NORTHEAST CORNER OF SAID 8.60 ACRE TRACT, AND NORTHWEST CORNER OF SAID 8.3554 ACRE TRACT, FROM WHICH, A 3/4 INCH IRON PIPE BEARS SOUTH 03 DEG. 36 MIN. 38 SEC. EAST - 25.01 FEET;

THENCE, NORTH 87 DEG. 51 MIN. 49 SEC. EAST, ALONG THE SOUTH LINE OF SAID 9.240 ACRE TRACT, A DISTANCE OF 440.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 359, FOR THE SOUTHEAST CORNER OF SAID 9.240 ACRE TRACT, THE NORTHEAST CORNER OF SAID 8.3554 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 11 MIN. 17 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 359, PASSING AT A DISTANCE OF 25.00 FEET A 5/8 INCH IRON ROD FOUND WITH CAP, PASSING AT A DISTANCE OF 240.81 FEET A 5/8 INCH IRON ROD FOUND WITH CAP FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, PASSING AT A DISTANCE OF 449.52 FEET A 5/8 INCH IRON ROD FOUND WITH CAP FOR THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT AND CONTINUING IN ALL A TOTAL DISTANCE OF 960.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.2284 ACRES OR 794,031 SQUARE FEET OF LAND.

18.2284 ACRES
794,031 SQ. FT.

CALLED 8.60 ACRES
CALLED 1 ACRE
CALLED 8.3554 ACRES
KYLE DAVID HARAUGHTY
DOC. No. 1402072, O.P.R.W.C., Tx.

SURVEYOR'S CERTIFICATION

TO: ROYAL DAISY FARMS LLC
ALLEGIANCE BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.


RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424
DATE 02/22/2021

9984 NORHILL HEIGHTS LN. | BROOKSHIRE, TX 77833 | 281.436.0044
FIRM REGISTRATION NO. 10194141 | PKEL@RPKLANDSERVICES.COM

LAND TITLE SURVEY OF
18.2284 ACRES OR 794,031 SQUARE FEET
OF LAND
SITUATED IN THE
WILLIAM COOPER SURVEY
ABSTRACT NO. 20
WALLER COUNTY, TEXAS

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FIELD BY: RPK CHECKED BY: RPK JOB NO. 01-21-013
DRAWN BY: MJT DATE: FEBRUARY 2021 SHEET NO. 1 OF 1