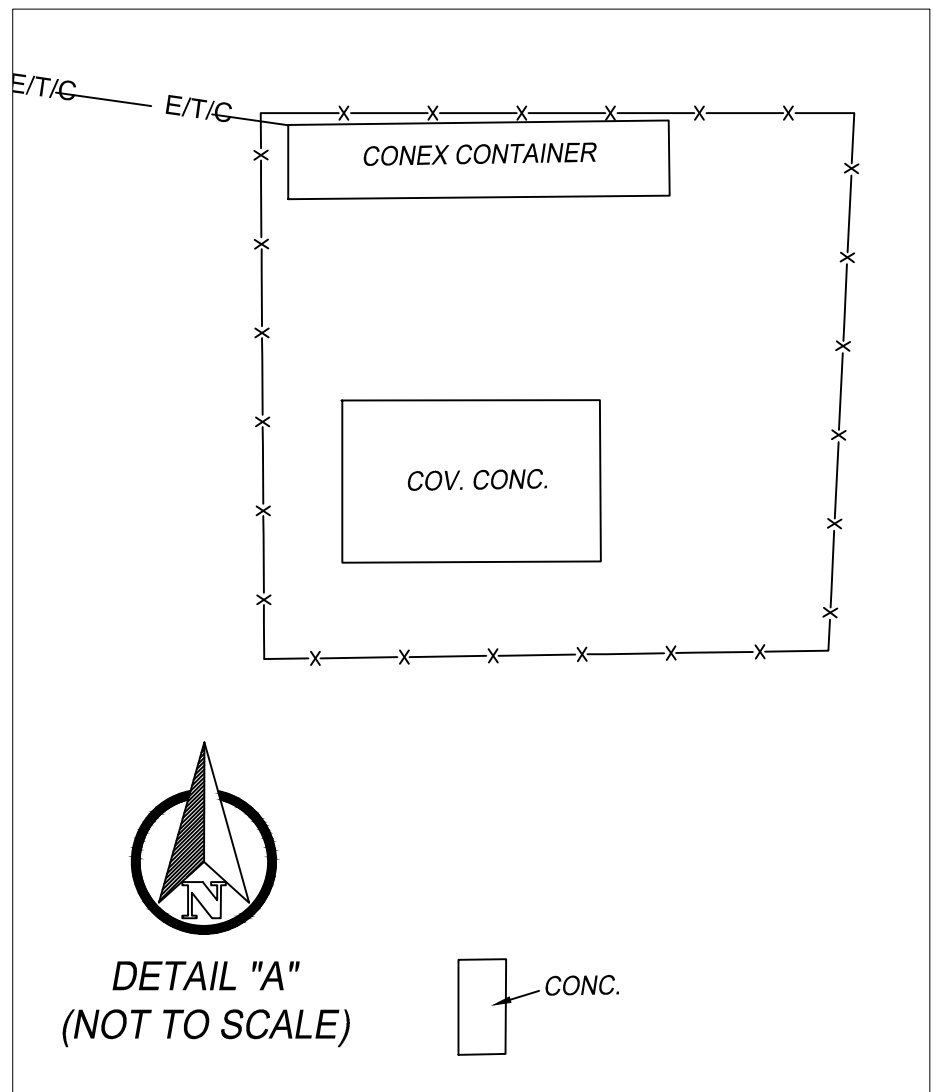


GRID NORTH PER  
GPS OBSERVATION

0 80 160  
1" = 80 US FEET

**KATY FREEMAN LLC  
+/- 34.10 ACRES, M. PIKE SURVEY A-317  
SCHMIDT RD. WALLER COUNTY, TX.  
LAND TITLE SURVEY**



| LEGEND    |                                                 |
|-----------|-------------------------------------------------|
|           | POWER POLE                                      |
|           | ELECTRIC METER                                  |
|           | TELEPHONE PEDISTAL                              |
|           | WATER WELL                                      |
|           | 1/2" IRON ROD SET CAPPED<br>STAMPED "TICE ENG." |
|           | 1/2" IRON ROD FOUND<br>UNLESS OTHERWISE NOTED   |
| ( )       | RECORD INFORMATION                              |
| — E/TIC — | OVERHEAD UTILITY LINE                           |
| — x —     | FENCE LINE                                      |
| COV.      | COVERED                                         |
| CONC.     | CONCRETE                                        |
| CM        | CONTROL MONUMENT                                |
| P.O.B.    | POINT OF BEGINNING                              |

Legal description of the land:  
Being a 34.10 acre tract of land out of the M. Pike Survey Abstract 317, Waller county,  
Texas, being part of a 194.12 acre tract of land conveyed and described to Waller  
Development Partners LLC.

Surveyor's Notes:

- Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
- FLOOD STATEMENT: According to Community Panel No. 48473C0250E, dated February 18, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- No wetland information is shown hereon.
- Parcel Indexing Instructions: Located in the M. Pike survey, A-317 Waller County, Texas.
- This Survey is referenced to the TEXAS STATE PLANE SOUTH CENTRAL ZONE (4204) with NAD (83) DATUM & GRID COORDINATES  
All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter)  
Scale Factor: 0.99991795  
Convergence angle: 01°27'53.51"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formerly".

This survey has been performed with the benefit of a title report provided by  
Fidelity National Title Insurance Company effective January 16, 2025 at 8:00 a.m.  
and issued on January 28, 2025. GF number: 203769-K

**SCHEDULE B EXCEPTIONS:**

- Right of way easement granted to the County of Waller, recorded in Volume 196, Page 142, Deed Records of Waller County, Texas. (Shown on survey)
- Easement granted to Houston Lighting & Power Company, recorded in Volume 228, Page 304, Deed records of Waller County, Texas. (Shown on survey)

| Parcel Line Table |        |               |
|-------------------|--------|---------------|
| Line #            | Length | Direction     |
| L1                | 60.00  | N87° 48' 31"E |
| L2                | 60.00  | S87° 42' 07"W |



*Keith Zimmerman*  
**Keith Zimmerman, R.P.L.S. NO. 6723**  
**Texas Registered Professional Land Surveyor**

**CERTIFICATION**  
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey and represents the facts found on the ground during the course of a boundary survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors and that there are no encroachments or protrusions except as shown.

| TICE ENGINEERING, INC.<br>ENGINEERS / SURVEYORS                                                      |                                                                                                        |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 11400 HIGHWAY 30<br>SUITE 305<br>COLLEGE STATION, TX 77845<br>PHONE: 979.265.8880<br>www.ticeeng.com | 2025 S. COLEMAN STREET<br>SUITE 500-445<br>PROSPER, TX 75078<br>PHONE: 979.265.8880<br>www.ticeeng.com |
| PROJECT NUMBER :                                                                                     | 5165-24.01                                                                                             |
| DRAWING DATE:                                                                                        | 1/14/2025                                                                                              |
| TEXAS SURVEY FIRM No.:                                                                               | 10194827                                                                                               |
| CERTIFICATE EXPIRATION DATE:                                                                         | 12/31/2025                                                                                             |