

Notes:
 1. Basis of bearings: South line of subject tract per the Recorded Deed.
 2. Survey performed in reliance upon Title Commitment issued by National Investors Title Insurance Company on August 30, 2024, effective date August 8, 2024, GF No. 2435335HE.
 3. Subject to a blanket easement to Humble Pipeline Company per Volume 46, Page 74, D.R.W.C.T.
 4. Judgment per Volume 256, Page 880, D.R.W.C.T. is a right-of-way taking and does not affect subject tract shown hereon.
 5. Easement to San Bernard Electric Cooperative per Volume 618, Page 522, R.P.R.W.C.T. does affect the parent 7.416 acre parent tract but does not affect the 3.000 acre subject tract shown hereon.

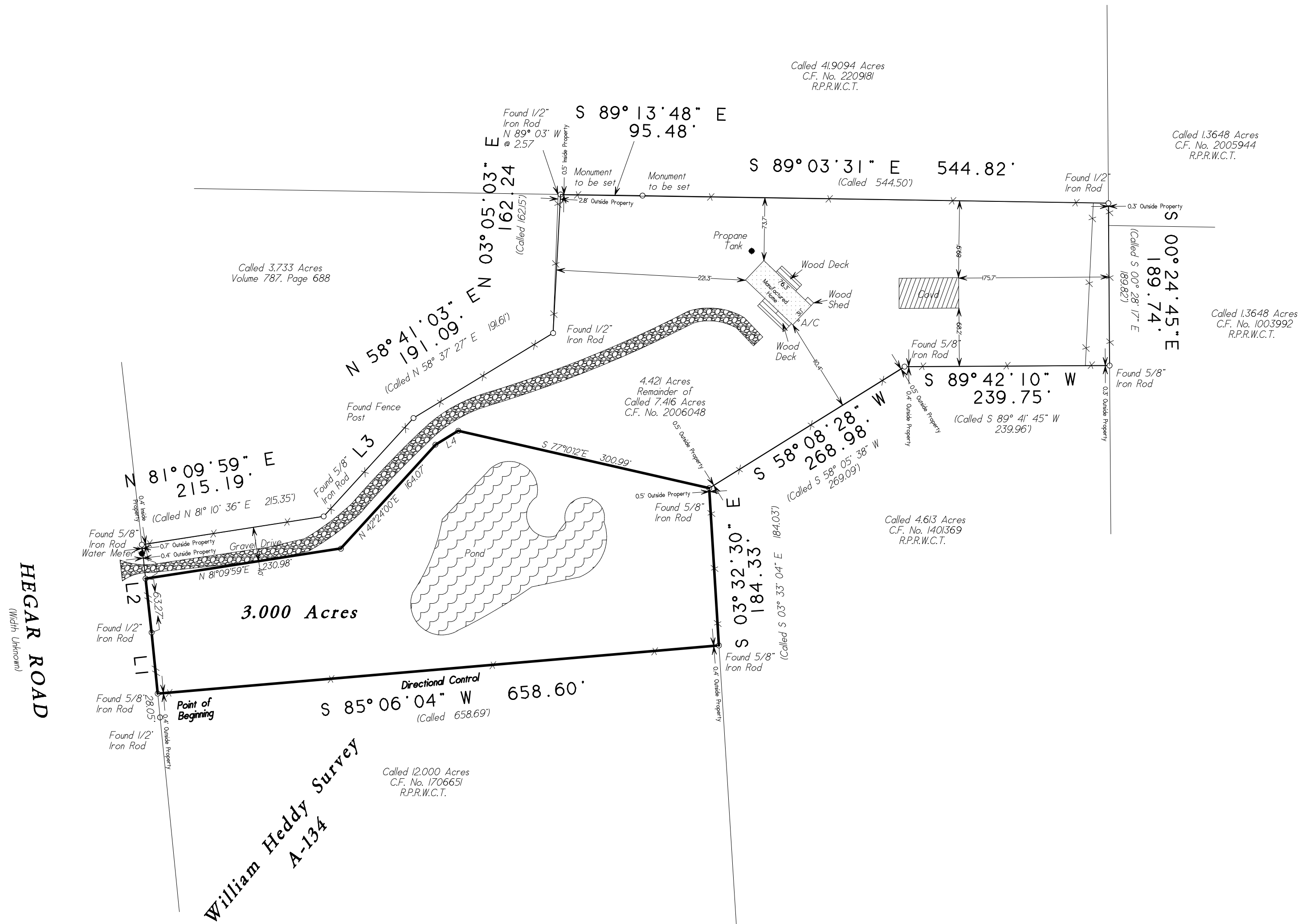
LINE	BEARING	DISTANCE
L 1	N 05° 40' 38" W	71.74'
Call	N 05° 23' 18" W	71.43'
L 2	N 06° 21' 59" W	103.30'
Call	N 06° 24' 29" W	103.06'
L 3	N 42° 24' 00" E	155.72'
Call	N 42° 13' 00" E	155.59'
L 4	N 58° 41' 03" E	31.09'

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48473C0075E dated February 18, 2009.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

--//-- = WOOD FENCE
 -X-X- = WIRE FENCE



Being a 3.000 acre tract of land situated in the William Heddy Survey, Abstract Number 134, Waller County, Texas, and being out of and part of a called 7.416 acres as described in deed recorded in Clerk's File Number 2006048 of the Real Property Records of Waller County, Texas

Date: September 24, 2024
 Job No: 23-0016A
 Address: 26182 Hegar Road
 City, State: Hockley, Texas
 GF No. 2435335HE
 Scale: 1" = 100' (18" x 24")
 Drawn By: SC
 Zip: 77447
 Rev: 0

C & C Surveying, Inc.
 Firm No. 10009400
 33300 Egypt Lane, Suite F200
 Magnolia, Texas 77354
 Office: 281-356-5172
 E-mail: survey@ccsurveying.com



Certified To: University Title Company
 Client: University Title Company

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews R.P.L.S. # 4141