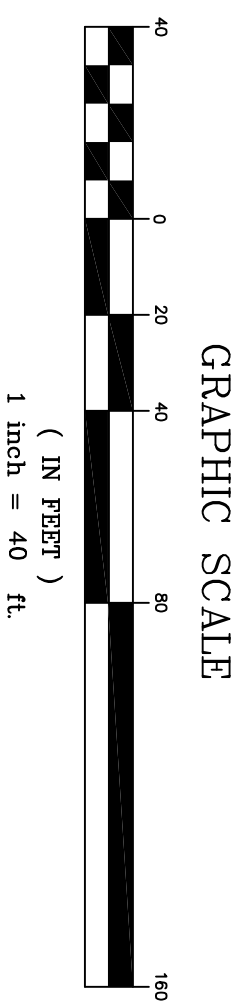


WILLIAM BAIRD SURVEY, A-10
WALLER COUNTY, TEXAS

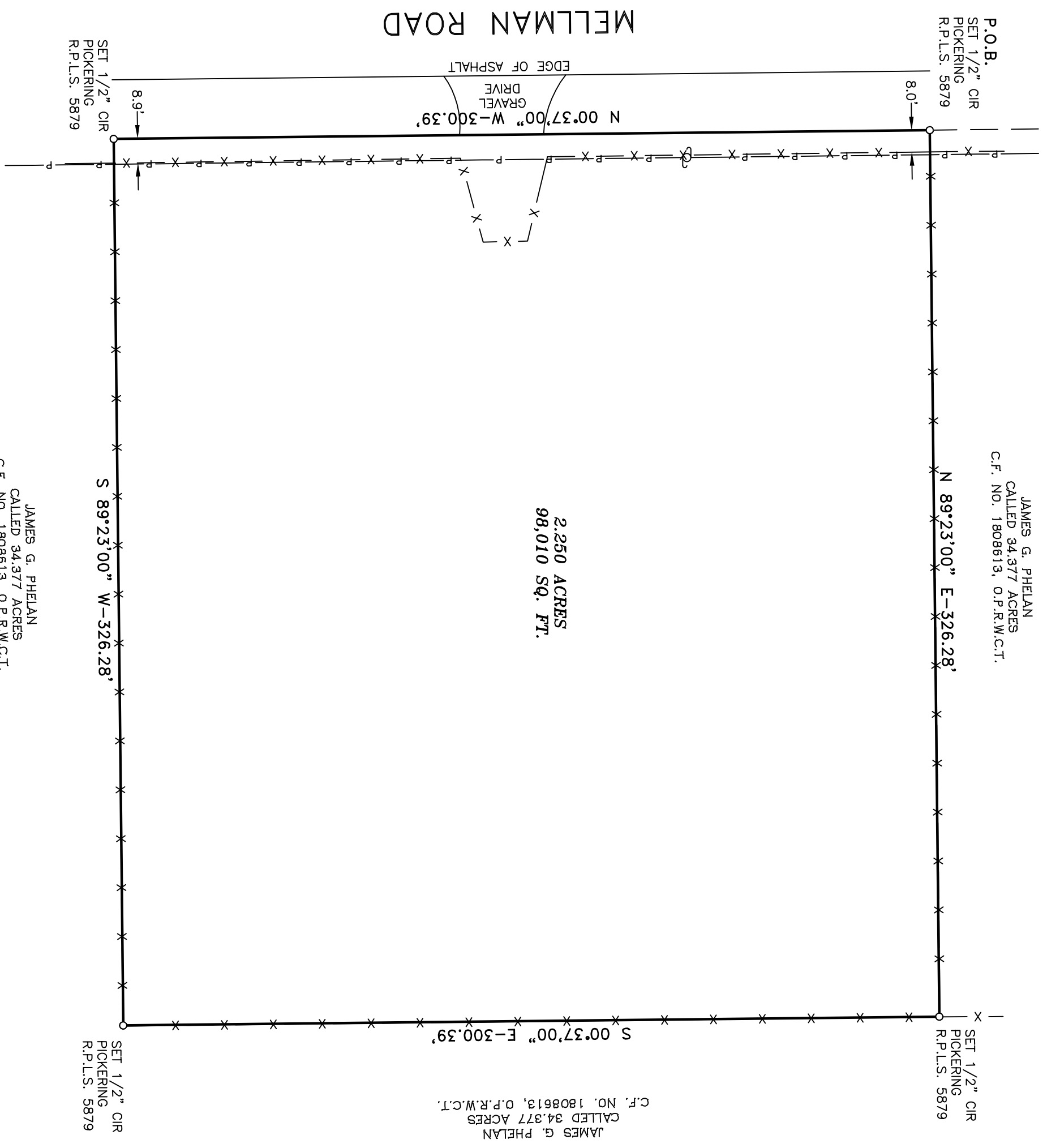


LEGEND:

- ☐ - ELECTRIC BOX
- ☒ - TELEPHONE BOX
- ☒ - CABLE TELEVISION BOX
- ⊗ - GAS METER
- ⊗ - WATER METER
- ⊗ - LIGHT POLE
- ⊗ - SANITARY SEWER MANHOLE
- ⊗ - STORM SEWER MANHOLE
- ⊗ - TELEPHONE MANHOLE
- ⊗ - ELECTRIC MANHOLE
- ⊗ - SAMPLE WELL
- ⊗ - DRAINAGE INLET
- ⊗ - FIBEROPTICS MARKER
- △ - UNDERGROUND TELEPHONE MARKER
- △ - GAS MARKER
- △ - PIPELINE MARKER
- △ - FIRE HYDRANT
- ⊗ - WATER VALVE
- ⊗ - GAS VALVE
- ⊗ - MONITORING WELL
- ⊗ - UTILITY POLE
- ⊗ - ELECTRIC METER
- ⊗ - TRAFFIC SIGNAL POLE
- ⊗ - TRAFFIC CONTROL BOX
- ⊗ - BENCHMARK
- ⊗ - FILM CODE
- C.F. NO. - CLERK'S FILE NUMBER
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- W.C.M.R. - WALLER COUNTY PLAT RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- H.L&P - HOUSTON LIGHTING & POWER ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P - OVERHEAD UTILITY LINES
- X - BARBED WIRE FENCE
- - CHAIN LINK FENCE
- ▨ - WOOD FENCE
- - WROUGHT IRON FENCE

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND SOME EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., MAY HAVE BEEN GRANTED BY SEPARATE INSTRUMENTS AND NOT REFLECTED HEREON.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48473C0075E EFFECTIVE DATE 02-18-09. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS L.L.C. IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OF BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.



METES AND BOUNDS DESCRIPTION

BEING A 2,250 ACRE (98,010 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM BAIRD SURVEY, A-10 AND THE JESSE CLARY SURVEY, A-110, WALLER COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN CALLED 34,377 ACRE TRACT CONVEYED TO JAMES G. PHELAN, RECORDS UNDER CLERK'S FILE NO. 1808613 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. SAID 2,250 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204)

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET IN THE WEST LINE OF SAID 34,377 ACRE TRACT, SAME ALSO BEING THE EAST LINE OF MELLMAN ROAD AND BEING S 00°37'00" E, 846.39 FEET FROM A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 2085" FOUND AT THE NORTHWEST CORNER OF THE 34,377 ACRE TRACT;

THENCE, N 89°23'00" E-326.28 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°37'00" E-300.39 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°23'00" W-326.28 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET IN THE WEST LINE OF THE AFORESAID 34,377 ACRE TRACT, SAID BEING THE EAST LINE OF MELLMAN ROAD AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

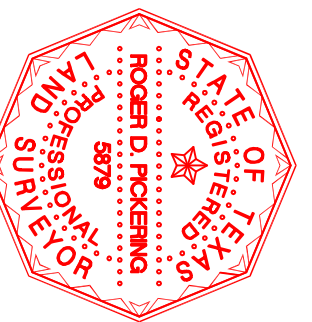
THENCE, N 00°37'00" W-300.39 FEET WITH THE WEST LINE OF THE 34,377 ACRE TRACT, COINCIDENT WITH THE EAST LINE OF MELLMAN ROAD TO THE POINT OF BEGINNING AND CONTAINING 2,250 ACRES (98,010 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THAT ALL ENCHARGEMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 31ST DAY OF MAY, 2024

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



JAMES G. PHELAN

BOUNDARY SURVEY

28084 MELLMAN ROAD
HEMPSTEAD, TEXAS 77445

BEING A 2.25 ACRE (98,010 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM BAIRD SURVEY, A-10 AND THE JESSE CLARY SURVEY, A-110, WALLER COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

T.B.P.E.L.S. Firm Registration No. 10165200
7702 Pin Oak Street
Montgomery, Texas 77316
Phone: (936) 447-4703
Mobile: (281) 804-0785
palandsurveyors@gmail.com
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SCALE: 1"=20'	DATE: 03-14-23
REVISION: 05-09-24 UPDATE	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70025-23B	

SHEET 1 OF 1