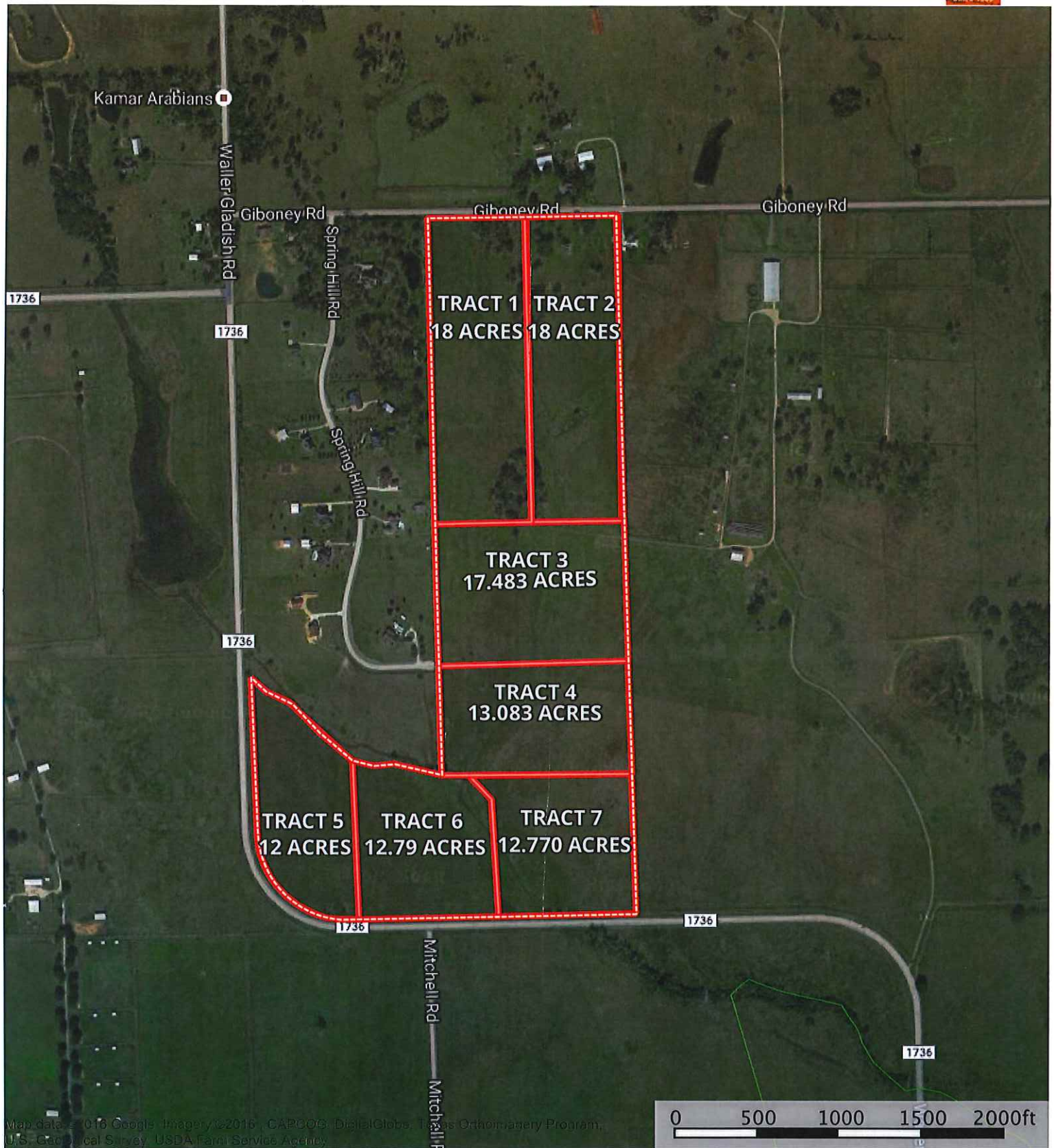
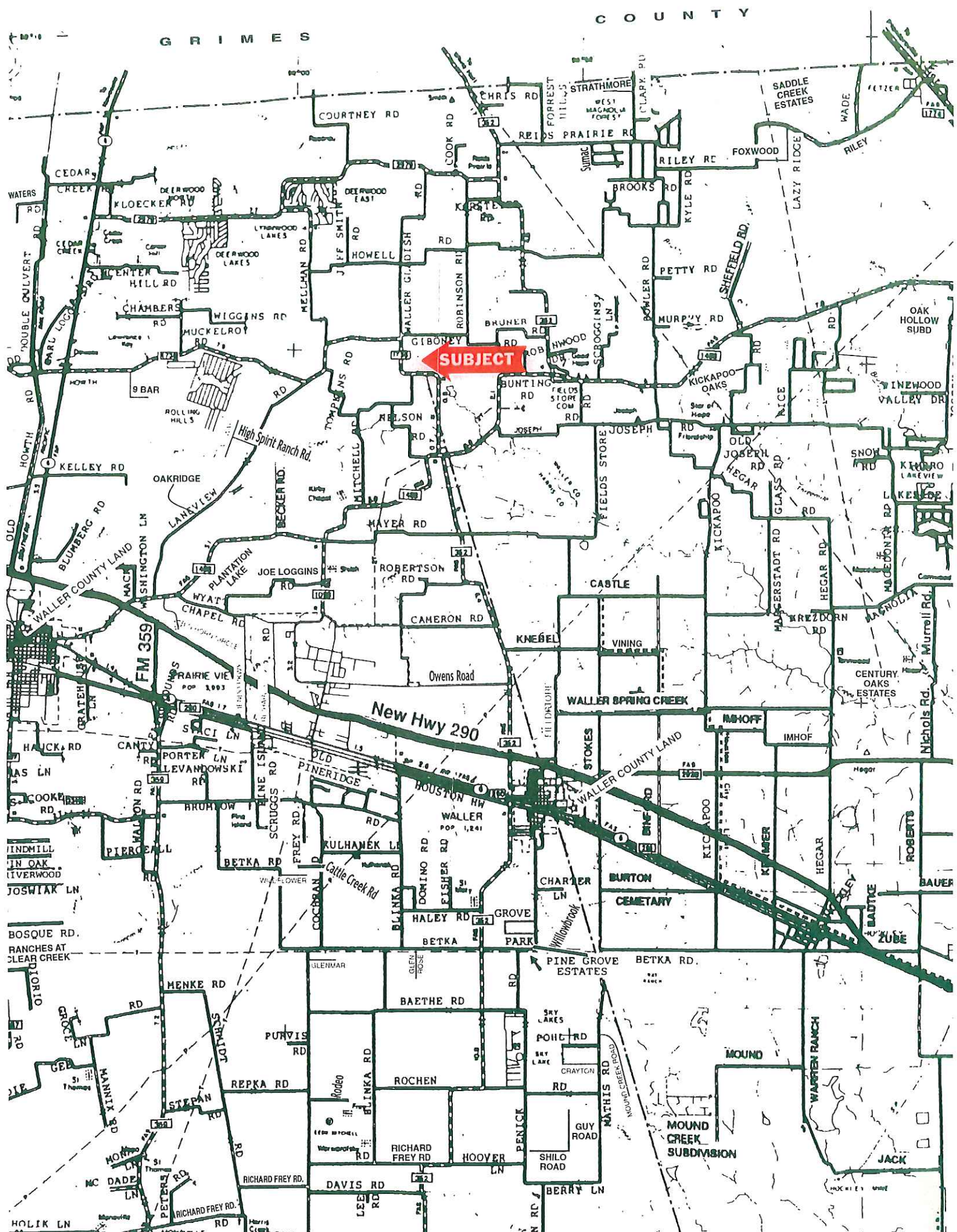




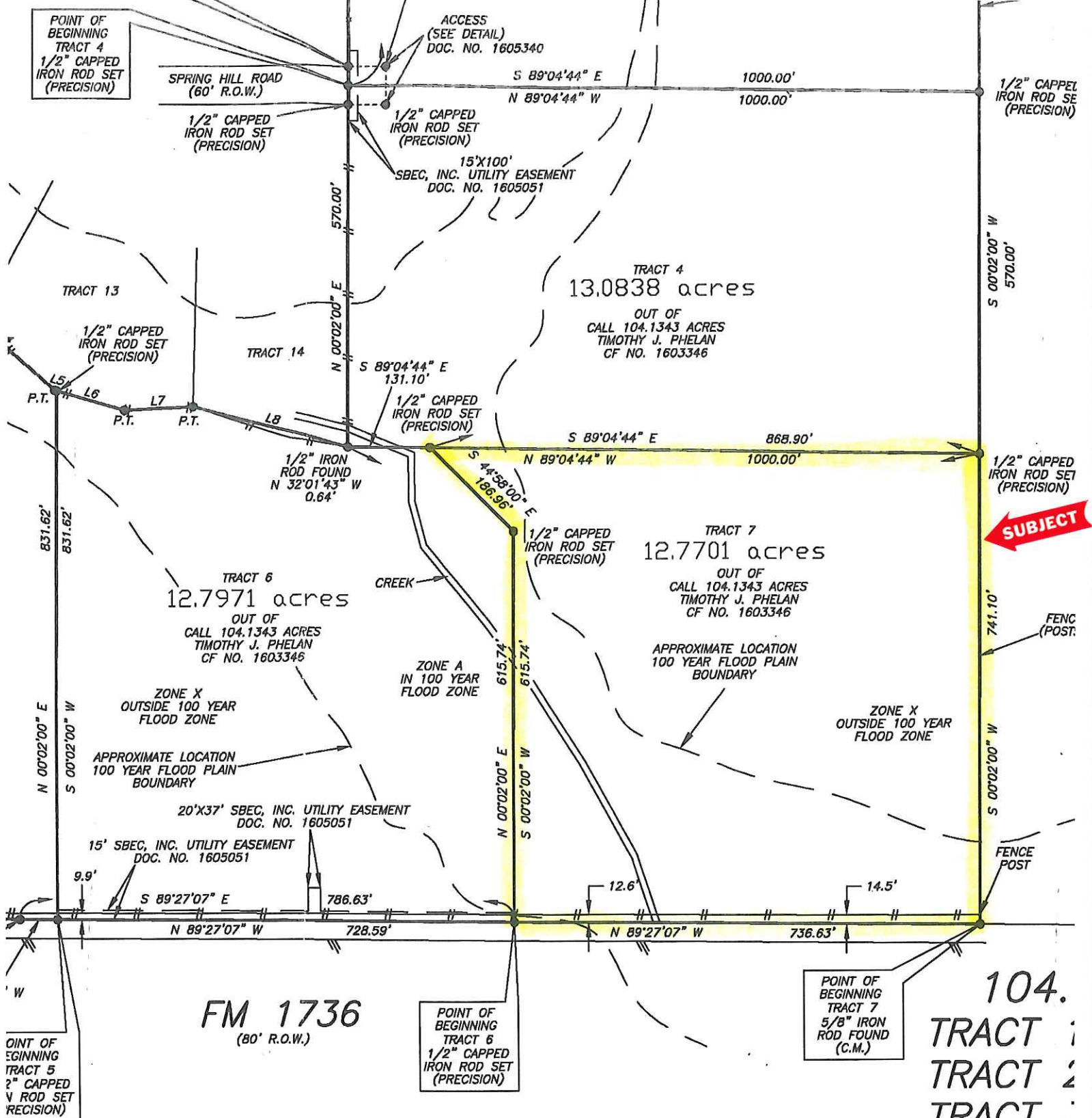
Boundary Boundary

GRIMES

COUNTY



SCALE: 1" = 250'



SUBJECT

104.
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
TRACT 7
ACCESS EASE
BEING
JOHN BA

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY

STATE OF TEXAS

§
§
§
§
§

COUNTY OF WALLER

TRACT 7

A TRACT OR PARCEL OF LAND CONTAINING 12.7701 ACRES OF LAND, (556,264 SQUARE FEET), SITUATED IN THE JOHN BAKER SURVEY, ABSTRACT NUMBER 71, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 104.1343 ACRE TRACT OF LAND AS CONVEYED TO TIMOTHY J. PHELAN BY INSTRUMENT RECORDED IN DOCUMENT CF NO.1603346 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAID 12.7701 ACRE TRACT OF LAND BEING DESIGNATED AS TRACT 7 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT CF NO. 1603346 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS).

BEGINNING at a 5/8" iron rod found on the north right-of-way line of FM 1736, (80.00 Foot Right-of-Way), for the southwest corner of that certain called 157.0094 acre tract of land as conveyed to Joe A. McDermott by instrument recorded in Volume 873, Page 704, of the Deed Records of Waller County, Texas, same being the southeast corner of said 104.1343 Acre Tract, same being the southeast corner and POINT OF BEGINNING of the herein described tract;

Thence, N 89°27'07" W, with the north right-of-way line of FM 1736, same being the common line of said 104.1343 Acre Tract, a distance of 736.63 feet to a capped, (Precision), iron rod set for the southeast corner of that certain called 12.7971 acre tract of land designated as Tract 6, out of said 104.1343 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 00°02'00" E, across said 104.1343 Acre Tract, with the common line of said Tract 6, a distance of 615.74 feet to a capped, (Precision), iron rod set for a corner of said Tract 6, same being a corner of the herein described tract;

Thence, N 44°58'00" W, across said 104.1343 Acre Tract, with the common line of said Tract 6, a distance of 186.96 feet to a capped, (Precision), iron rod set on the common line of that certain called 13.0838 acre tract of land designated as Tract 4, out of said 104.1343 Acre Tract, for a corner of said Tract 6, same being the northwest corner of the herein described tract;

Thence, S 89°04'44" E, across said 104.1343 Acre Tract, with the common line of said Tract 4, a distance of 868.90 feet to a capped, (Precision), iron rod set on the common line of said 157.0094 Acre Tract same being the common line of said 104.1343 Acre Tract, for the southeast corner of said Tract 4, same being the northeast corner of the herein described tract;

Thence, S 00°02'00" W, with the common line of said 157.0094 Acre Tract same being the common line of said 104.1343 Acre Tract, a distance of 741.10 feet to the POINT OF BEGINNING and containing 12.7701 acres of land, (556,264 square feet), more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 16-04316
July 20, 2016

SPRING CREEK
LOMR
WALLER COUNTY, TEXAS

Legend

- CROSS SECTIONS
- REVISED EXISTING ZONE A
- CURRENT EFFECTIVE ZONE A
- 1% ANNUAL CHANCE FLOOD
- SPRING CREEK
- SPRING CREEK WATERSHED
CONTOURS (2' INTERVAL)

EXHIBIT 3
TOPOGRAPHIC AND
FLOODPLAIN WORKMAP

