

ADDRESS: CLEMONS SWITCH ROAD  
 PATTISON, TEXAS 77423  
 ORDERED BY: TIMOTHY PHELAN

THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAIN AS ESTABLISHED  
 BY THE U.S. DEPT. OF HOUSING & URBAN  
 DEVELOPMENT  
 COMMUNITY PANEL NO. 48473C 0325 E  
 MAP REVISION: 03/18/2009  
 ZONE AE

BASED ONLY ON VISUAL COMPARISON OF THIS  
 PARCELS OF FIRM MAPS PRESENT ONLY  
 DISTANCEMENTS BEING OBTAINED FROM THESE

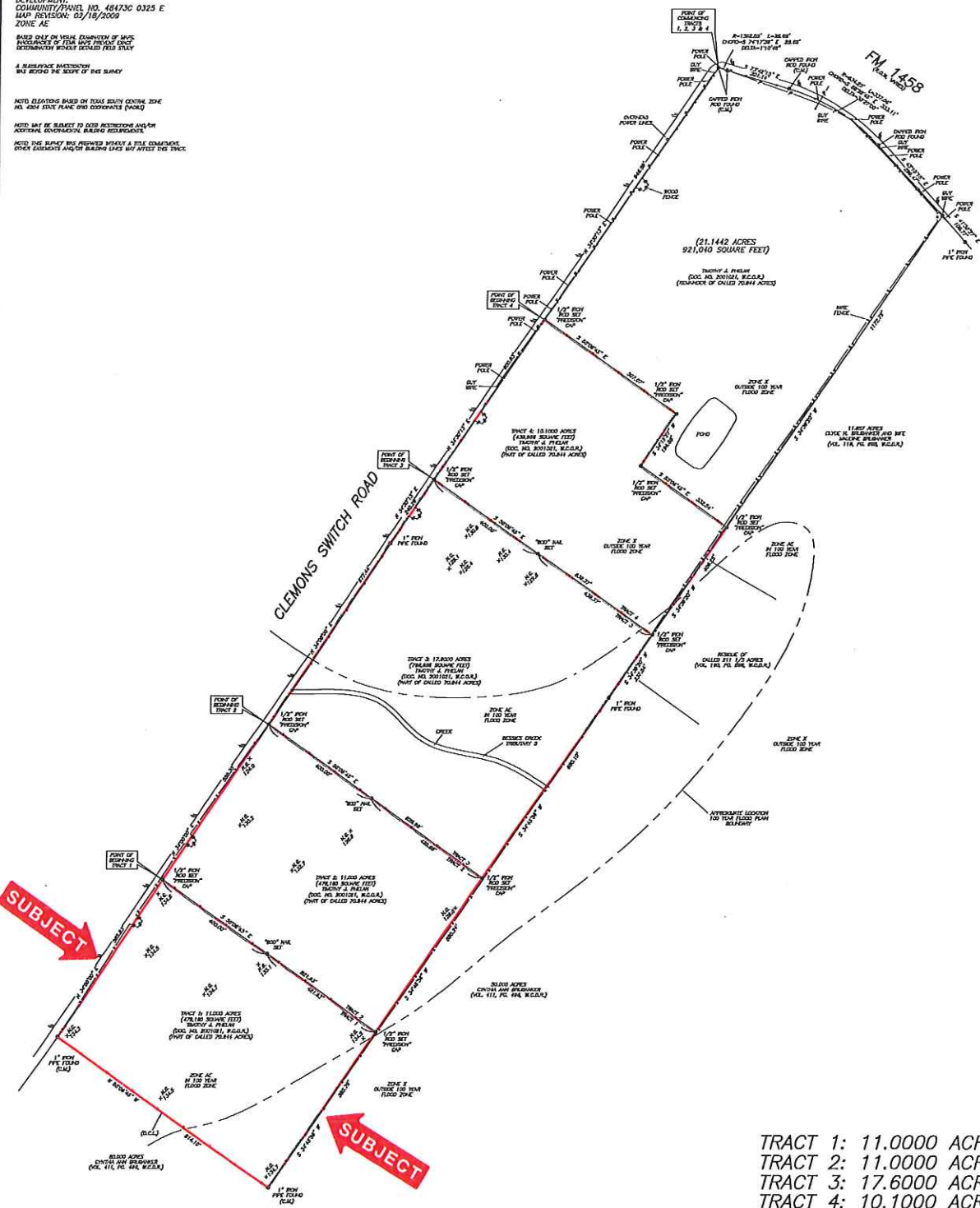
A SURVEYOR'S INTENTION  
 WAS TO SHOW THE SCOPE OF THIS SURVEY

NOTE: ELEVATIONS BASED ON TEXAS STATE CENTRAL ZONE  
 NAD 83 STATE PLANE AND COORDINATES (NAD83)

NOTE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH  
 THE SURVEYING ACTS AND REGULATIONS

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SCALE: 1" = 200'



TRACT 1: 11.0000 ACRES  
 TRACT 2: 11.0000 ACRES  
 TRACT 3: 17.6000 ACRES  
 TRACT 4: 10.1000 ACRES  
 SITUATED IN THE SAMUEL C.  
 HADY SURVEY, ABSTRACT NO. 31  
 WALLER COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

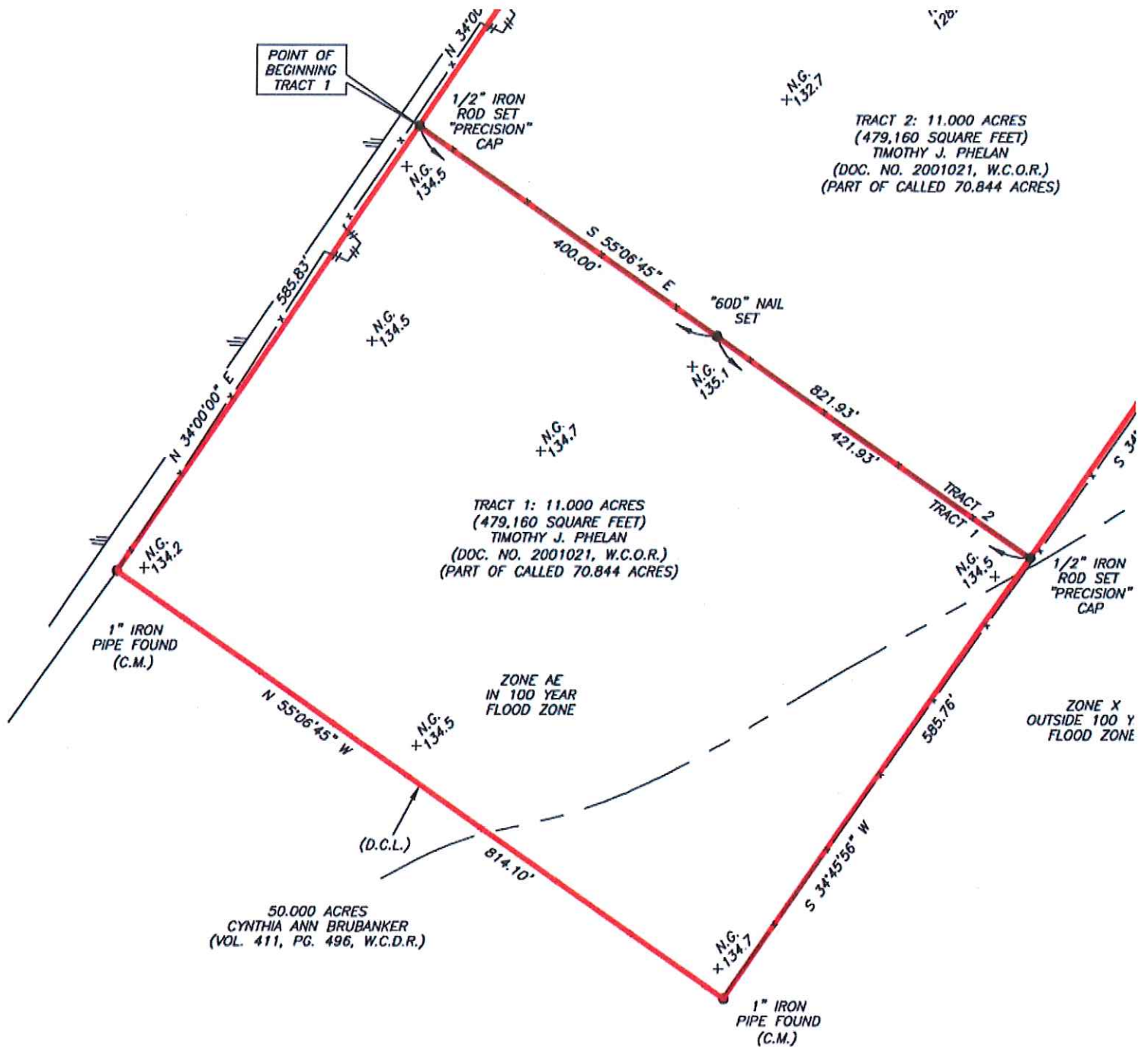
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE ORIGINAL THAT THIS DEED CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCUMBRANCES APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING THEREFROM IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 DRAWING NO. 20-0068  
 MARCH 27, 2020



S.L.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING, DOC. NO. 2001261, W.C.D.R. DRAWN BY: JG

**PRECISION SURVEYORS**  
 PROFESSIONAL LAND SURVEYS  
 1-800-LANDSURVEY  
 www.precisionlandsurveyors.com  
 201-494-1558 FAX 201-494-1557  
 800-755-8888 FAX 201-494-1555  
 1777 W. LOOP 410 SUITE 200 WEST PATTON, TEXAS 77457  
 JOHN M. LOCKWOOD



STATE OF TEXAS     §  
                              §  
                              §  
                              §  
                              §  
COUNTY OF WALLER §

Metes & Bounds Property Description

Tract 1

A tract of land containing 11.0000 Acres situated in the Samuel C. Hady Survey, Abstract No. 31, Waller County, Texas, being a portion of a tract recorded in the name of Timothy J. Phelan under Document No. 2001021 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Document No. 2001021 of the O.P.R.W.C.T.)

COMMENCING at an iron rod found at the intersection of the southerly right-of-way line of FM 1458 Road (variable width) and the easterly right-of-way line of Clemons Switch Road, being the northwesterly corner of said Phelan Tract;

THENCE, SOUTH 34° 30' 13" WEST, with said easterly right-of-way line, passing at a distance of 946.59 Feet a 1/2 Inch iron rod with a "Precision" cap set, passing at an additional 600.83 Feet a 1/2 Inch iron rod with a "Precision" cap set, and continuing for an additional distance of 240.28 Feet for a total distance of 1,787.70 Feet to a 1 Inch iron pipe found;

THENCE, SOUTH 34° 00' 00" WEST, continuing with said easterly right-of-way line, passing at a distance of 677.44 Feet a 1/2 Inch iron rod with a "Precision" cap set, continuing for an additional 580.30 Feet a total distance of 1,257.74 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwesterly corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 55° 06' 45" EAST, across and through the aforementioned Phelan Tract, passing at a distance of 400.00 Feet a 60d nail set and continuing for a total distance of 821.93 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northeasterly corner of this tract;

THENCE, with the lines of a tract recorded in the name of Cynthia Ann Brubanker in Volume 411, Page 496 of the O.P.R.W.C.T. the following two (2) courses:

- 1. SOUTH 34° 45' 56" WEST, a distance of 585.76 Feet to a 1 Inch iron pipe found at the southeasterly corner of this tract;
- 2. NORTH 55° 06' 45" WEST, a distance of 814.10 Feet to a 1 Inch iron pipe found on the aforementioned easterly right-of-way line of Clemons Switch Road at the southwesterly corner of this tract;

THENCE, NORTH 34° 00' 00" EAST, with said easterly right-of-way line, a distance of 585.83 Feet to the POINT OF BEGINNING and containing 11.0000 Acres of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 20.00886  
March 27, 2020