

- ## NOTES

## LEGEND

UTILITY EASEMENT

BL BUILDING SETBACK LINE

HE — OVERHEAD ELECTRIC WIRE

X — WIRE FENCE



SURVEY OF: A PARTITION OF A 22.029 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM BAIRD SURVEY, A-10, WALLER COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 62.0 ACRE TRACT RECORDED IN VOLUME 206, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.



I, Andrew P. Tilcomb, certify that this survey was performed under my supervision on May 29, 2025; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 herein.

*Andrew P. Ttcomb*  
ANDREW P. TITCOMB, R.P.L.S. #6951

WIGGINS ROAD  
HEMPSTEAD, TEXAS 77445

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Field notes for a survey of a 5.507 acre tract of land being Tract 1 of a partition of a 22.029 acre tract of land recorded in Clerk's File No. 2405696, situated in the William Baird Survey, Abstract 10, Waller County, Texas, said 5.507 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the South line of Wiggins Road in the North line of the above 22.029 acre tract for the Northeast corner of the herein described tract and the Northwest corner of a 5.507 acre tract (Tract 2 surveyed at the same time as this tract and not yet recorded), said point bears S 87 deg. 31 min. 07 sec. W, 1087.94 feet from a 1 1/4 inch iron pipe found at the intersection of the South fenced line of Wiggins Road (30 foot width as fenced) with the West fence line of Wiggins Road (at the point where Wiggins Road makes an approximate 90 deg. turn), said point being the Northeast corner of the above 22.029 acre tract;

THENCE S 02 deg. 01 min. 39 sec. E, 662.77 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract and the Southwest corner of Tract 2, said point located in the North line of Woodland Lakes Subdivision (Volume 355, Page 773 Deed Records) and the South line of the above 22.029 acre tract;

THENCE S 87 deg. 23 min. 20 sec. W, 361.84 feet to a 1/2 inch iron rod found for the Southwest corner of both the above 22.029 acre tract and of this tract, located in the North line of Woodland Lakes Subdivision and being the Southeast corner of the Justin Quinn Bader called 8.016 acre tract (Clerk's File No. 2410343);

THENCE N 02 deg. 00 min. 44 sec. W, 663.60 feet to a 3/4 inc iron pipe found in the South line of Wiggins Road for the Northwest corner of both the herein described tract and of the above 22.029 acre tract and the Northeast corner of the 8.016 acre tract;

THENCE N 87 deg. 31 min. 07 sec. E, 361.65 feet to the POINT OF BEGINNING, and containing 5.507 acres of land.

*Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4204)*



*Andrew P. Titcomb*

Andrew P. Titcomb  
R.P.L.S. No. 6951