



TRACT 1
27.407 ACRES
 PORTION OF
 CALLED 32.400 ACRES
 VOL. 793, PG. 249
 O.P.R.W.C.T.
 REFERENCED DESCRIPTION
 VOL. 793, PG. 223
 O.P.R.W.C.T.

TRACT 2
19.485 ACRES
 VOL. 992, PG. 270
 O.P.R.W.C.T.

TRACT 3
5.000 ACRES
 W.C.C.F. NO. 1601669

- LEGEND:**
- A/ASPH. = ASPHALT
 - A.E. = AETIAL EASEMENT
 - B = BOLLARD
 - BL. = BUILDING LINE
 - BS = BEARS
 - BWF-X = BARBED WHL. FENCE
 - BOX = BOX CULVERT
 - C/CONC. = CONCRETE
 - CMH = COMMUNICATIONS MANHOLE
 - CD = CLEAN CUT
 - C.E. = DRAINAGE EASEMENT
 - D.R.W.C. = DEED RECORDS OF WALLER COUNTY
 - DC = DOWN GUT
 - ESMT. = EASEMENT
 - FND = FOUND
 - GP = GATE POST
 - HB = HIGH-BANK
 - IR. = IRON ROD
 - IP. = IRON PIPE
 - LSCB = LIGHT STANDARD/CONCRETE BASE
 - MB = MAIL BOX
 - MP = METER POLE
 - O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 - OVH = OVERHANG
 - OP = OVERHEAD POWER WIRE
 - P.O.B. = POINT OF BEGINNING
 - PP = POWER POLE
 - PRF = PIPE RAIL FENCE
 - PTP = PINCHED TOP PIPE
 - SCN = SIGN
 - SP = SERVICE POLE
 - TP = TELEPHONE PEDESTAL
 - TADOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - U.E. = UTILITY EASEMENT
 - UCOH = UNDERGROUND CABLE MARKER
 - W.C.C.F. NO. = WALLER COUNTY CLERK'S FILE NUMBER
 - WS = WATER SPIGOT
 - WW = WATER WELL

- NOTES:**
- This survey was performed in connection with the commitments for title insurance furnished by Charter Title Company, G.F. No. ch-7668-1076682200176 (as to Tract 1), Dated September 8, 2022, and G.F. No. ch-7668-1076682200177 (as to Tract 2), Dated September 8, 2022.
 - Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), Combined Scale Factor: 0.999992792
 - Surveyor did not abstract tract.
 - () indicates dead or plot call.
 - Based on graphic plotting no portion of these tracts lie within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Flood Number 48040 050 E for Waller County, Texas, dated February 18, 2009. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
 - 20' M&M Pipe Line Company Easement recorded under Vol. 53, Pg. 576, D.R.W.C. does not affect the subject tracts.
 - San Bernard Cooperative Easement recorded under Vol. 54, Pg. 449 D.R.W.C. does not affect the subject tracts.
 - San Bernard Cooperative Easement recorded under Vol. 207, Pg. 717 D.R.W.C. does not affect the subject tracts.
 - San Bernard Cooperative Easement recorded under Vol. 315, Pg. 289 D.R.W.C. does not affect the subject tracts.
 - State of Texas Drainage Easement recorded under Vol. 142, Pg. 785 D.R.W.C. affects Tract 2 as shown and does not affect Tract 1.
 - San Bernard Cooperative Easement recorded under Vol. 365, Pg. 524 D.R.W.C. does not affect the subject tracts.
 - Roadway and Utility Easements recorded under Vol. 579, Pg. 33 D.R.W.C. does not affect the subject tracts.
 - Tracts being more particularly described by separate metes and bounds. See HSC file numbers A22-104.000 (TRACT 1) & B22-104.000 (TRACT 2).

I hereby certify to Pete Terpstra, Trustee and Charter Title Company that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category JA, Condition II Survey.



HL HL
 Registered Professional Land Surveyor

HOVIS SURVEYING
 Land Surveys - Computer Mapping
 5000 Cabbage - Spring, Texas 77376
 (281) 320-9561
 Average - Residential - Industrial - Commercial
 Texas Firm Registration No. 10030403

LAND TITLE SURVEY OF 27.407 ACRES OF LAND (TRACT 1) AND 5.173 ACRES OF LAND (TRACT 2) SITUATED IN THE PETER HARPER SURVEY, ABSTRACT NUMBER 137, WALLER COUNTY, TEXAS.