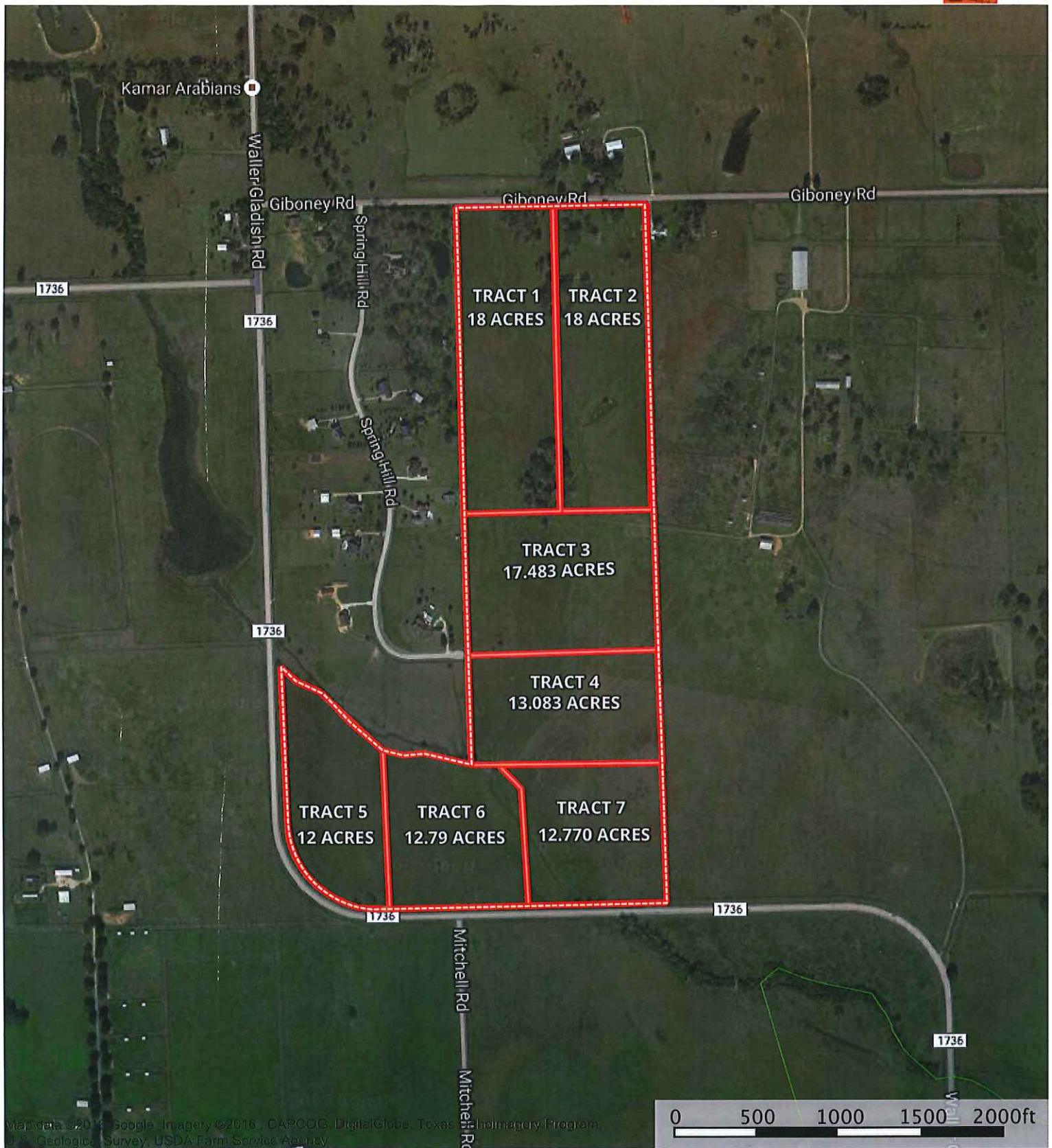


# FM 1736 & Giboney Rd.

Texas, AC +/-



Boundary Boundary

TIMOTHY PHELAN  
P: (936) 372-9181

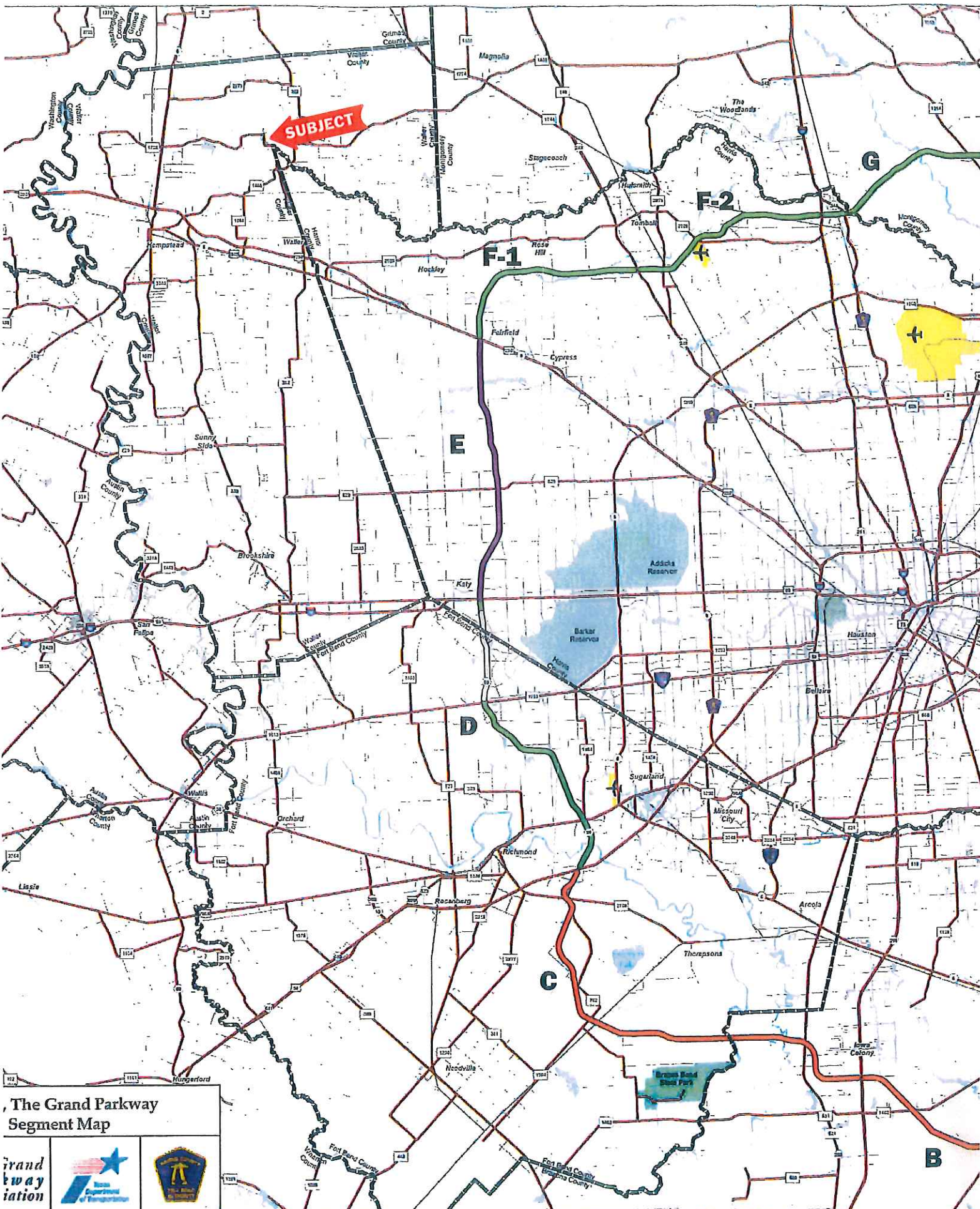
WallerCountyLand.com

P.O. Box 1274, Waller, Texas 77484






The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com





**The Grand Parkway Segment Map**

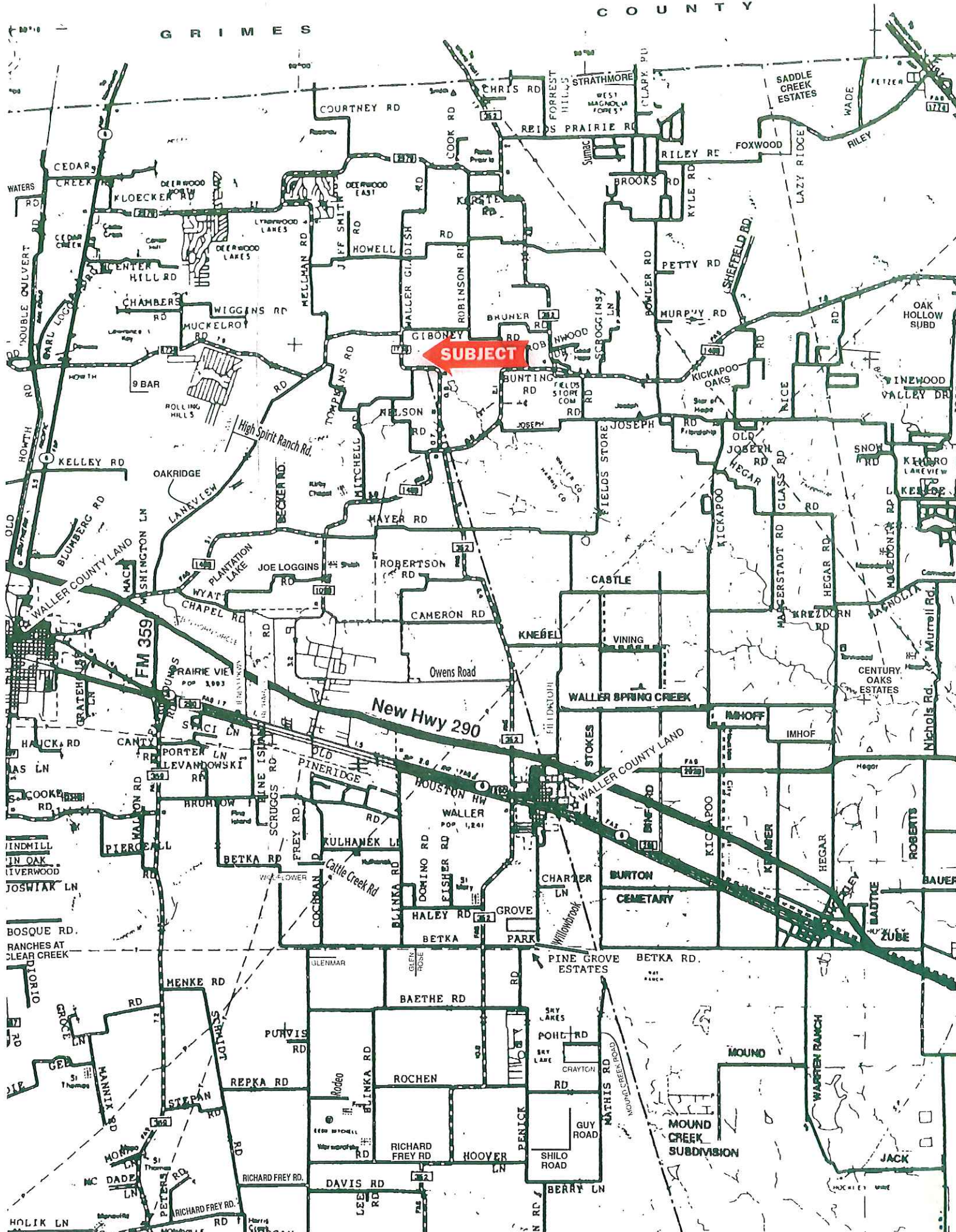


**PRELIMINARY**

**B**



## C O U N T Y



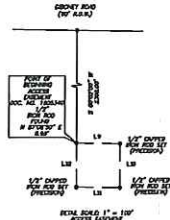


GF NO. 16473030568 STEWART TITLE  
ADDRESS: FM 1736 ROAD  
HEMPSTEAD, TEXAS 77445  
BORROWER: TIMOTHY J. PHELAN

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 0075 E  
MAP REVISION: 02/18/2009  
ZONE A

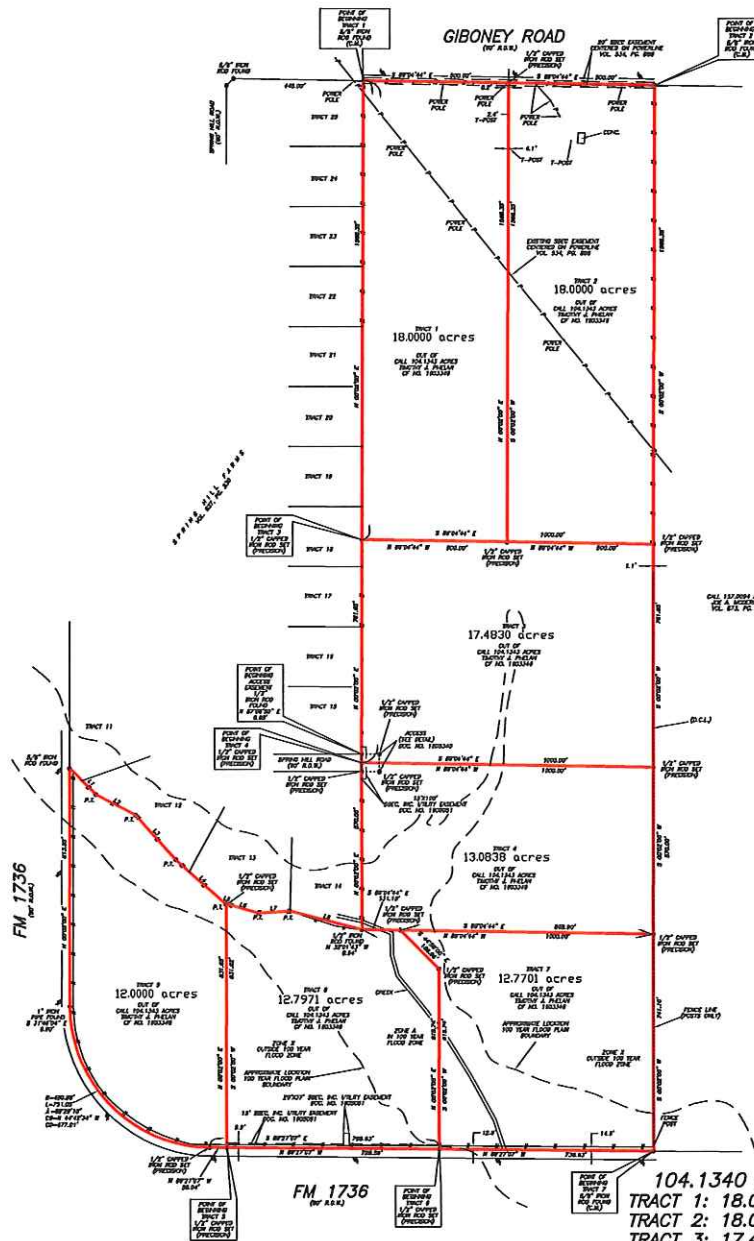
BASED ONLY ON VISUAL EXAMINATION OF MAPS  
AND RECORDS OF TOWN MAPS PRESENT, EXACT  
DETERMINATION WITHOUT DECEASED FIELD STUDY

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY



LINE	LENGTH	REMARKS
1	1.00	1/4\"/>

NOTE: THIS SURVEY IS BASED ON THE CURRENTLY AS PER THE SURVEY  
MAP, AND THE SURVEYOR HAS NOT BEEN TO THE SITE TO VERIFY  
THE EXISTENCE OF THE EASEMENT AS PER THE SURVEY  
MAP (AS SHOWN)



104.1340 ACRES  
TRACT 1: 18.0000 ACRES  
TRACT 2: 18.0000 ACRES  
TRACT 3: 17.4830 ACRES  
TRACT 4: 13.0838 ACRES  
TRACT 5: 12.0000 ACRES  
TRACT 6: 12.7971 ACRES  
TRACT 7: 12.7701 ACRES  
ACCESS EASEMENT: 3600 SQUARE FEET  
BEING SITUATED IN THE  
JOHN BAKER SURVEY, A-71  
WALLER COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND THAT THIS PLAN CORRECTLY  
REPRESENTS THE FACTS ISSUED AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCUMBRANCES APPEARING ON THE RECORDS  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED BY THE ABOVE  
RETAINED TITLE COMPANY HAS BEEN  
UPON IN PREPARATION OF THIS SURVEY.

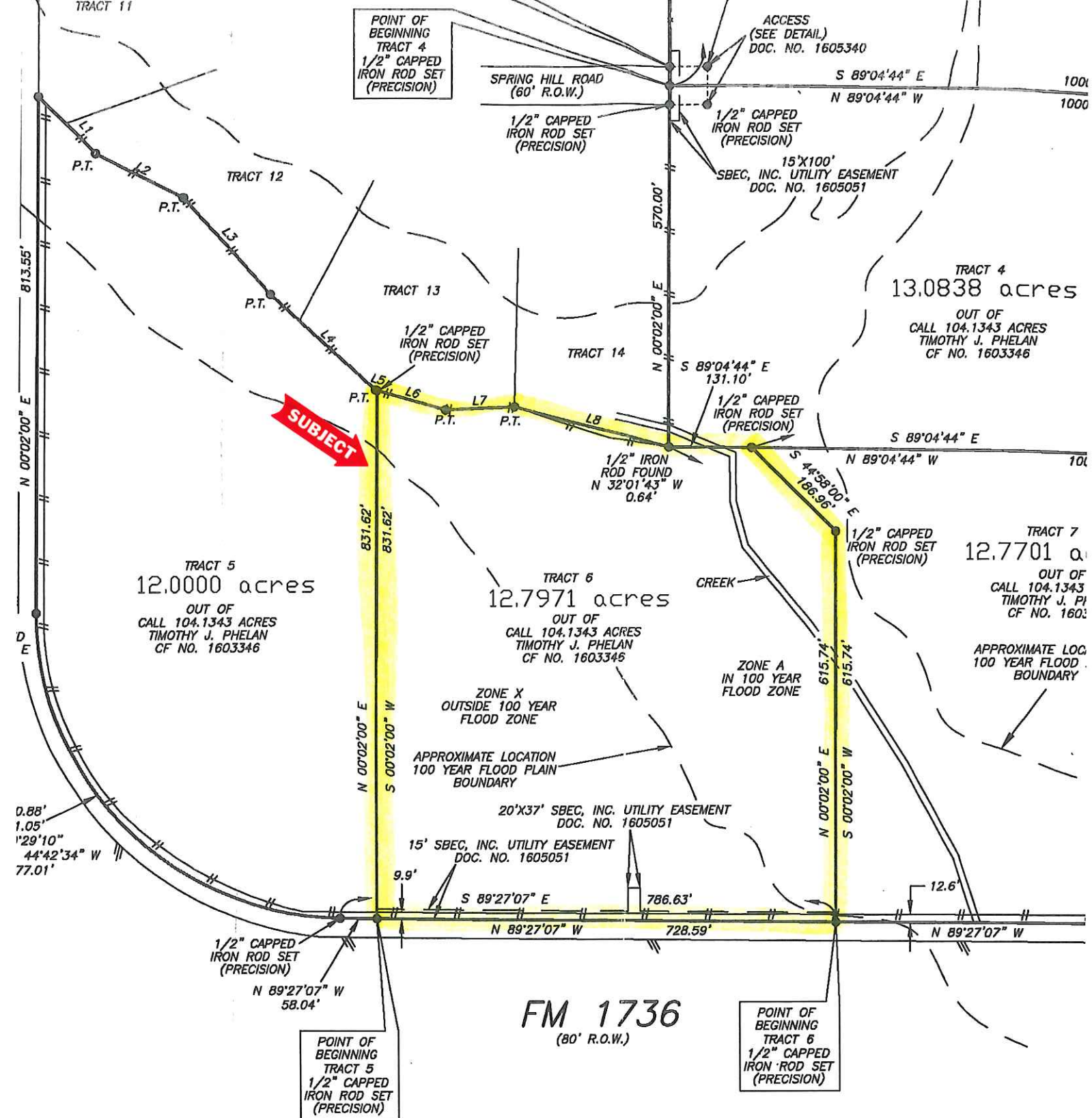
JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
DRAWING NO. 18-04318  
AUGUST 20, 2018  
REVISED AUGUST 08, 2018 (200 EASING)



PRECISION SURVEYORS  
PROFESSIONAL LAND SURVEYS  
1-800-222-2222  
WWW.PRECISIONSURVEYS.COM  
281-424-1200 FAX 281-424-1207  
440 WOODBRIDGE STREET SUITE 100 WILSON, TEXAS 75070  
714-210-8200-1555 FAX 210-820-1555  
P.O. BOX 1100 WILSON, TEXAS 75070

SCALE: 1" = 250'





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



STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF WALLER

TRACT 6

A TRACT OR PARCEL OF LAND CONTAINING 12.7971 ACRES OF LAND, (557,440 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 12.7971 ACRE TRACT OF LAND BEING DESIGNATED AS TRACT 6 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 capped, (Precision), iron rod set on the north right-of-way line of FM 1736, (80.00 Foot Right-of-Way), same being the common line of said 104.1343 Acre Tract, for the southwest corner of that certain called 12.7701 acre tract of land designated as Tract 7, out of said 104.1343 Acre Tract, same being the southeast corner and POINT OF BEGINNING of the herein described tract, from which a 5/8" iron rod found on the north right-of-way line of FM 1736 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 of said Tract 7, bears, S 89°27'07" E, a distance of 736.63 feet;

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 728.59 feet to a capped, (Precision), iron rod set for the southeast corner of that certain called 12.0000 acre tract of land designated as Tract 5, 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 5, a distance of 831.62 feet to a capped, (Precision), iron rod set on the common line of Tract 13, Spring Hill Farms, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 627, Page 230, of the Map Records of Waller County, Texas, same being the common line of said 104.1343 Acre Tract, for the northeast corner of said Tract 5, same being the northwest corner of the herein described tract;

Thence, S 74°36'20" E, with the common line of said Spring Hill Farms, same being the common line of said 104.1343 Acre Tract, a distance of 113.85 feet to a calculated point for a corner of said Spring Hill Farms, same being a corner of said 104.1343 Acre Tract, same being a corner of the herein described tract;

Thence, N 86°57'21" E, with the common line of said Spring Hill Farms, same being the common line of said 104.1343 Acre Tract, a distance of 109.59 feet to a calculated point for a corner of said Spring Hill Farms, same being a corner of said 104.1343 Acre Tract, same being a corner of the herein described tract;

Thence, S 75°24'23" E, with the common line of said Spring Hill Farms, same being the common line of said 104.1343 Acre Tract, a distance of 254.23 feet to a calculated point for the southeast corner of said Spring Hill Farms, same being a corner of said 104.1343 Acre Tract, same being the southwest corner of that certain called 13.0838 acre tract of land designated as Tract 4, out of said 104.1343 Acre Tract, same being a corner of the herein described tract, from which a 1/2" iron rod found bears, N 32°01'43" W, a distance of 0.64 feet;



Thence, S 89°04'44" E, across said 104.1343 Acre Tract, with the common line of said Tract 4, a distance of 131.10 feet to a capped, (Precision), iron rod set for the northwest corner of said Tract 7, same being the northeast corner of the herein described tract;

Thence, S 44°58'00" E, across said 104.1343 Acre Tract, with the common line of said Tract 7, a distance of 186.96 feet to a capped, (Precision), iron rod set for a corner of said Tract 7, same being a corner of the herein described tract;

Thence, S 00°02'00" W, across said 104.1343 Acre Tract, with the common line of said Tract 7, a distance of 615.74 feet to the POINT OF BEGINNING and containing 12.7971 acres of land, (557,440 square feet), more or less.



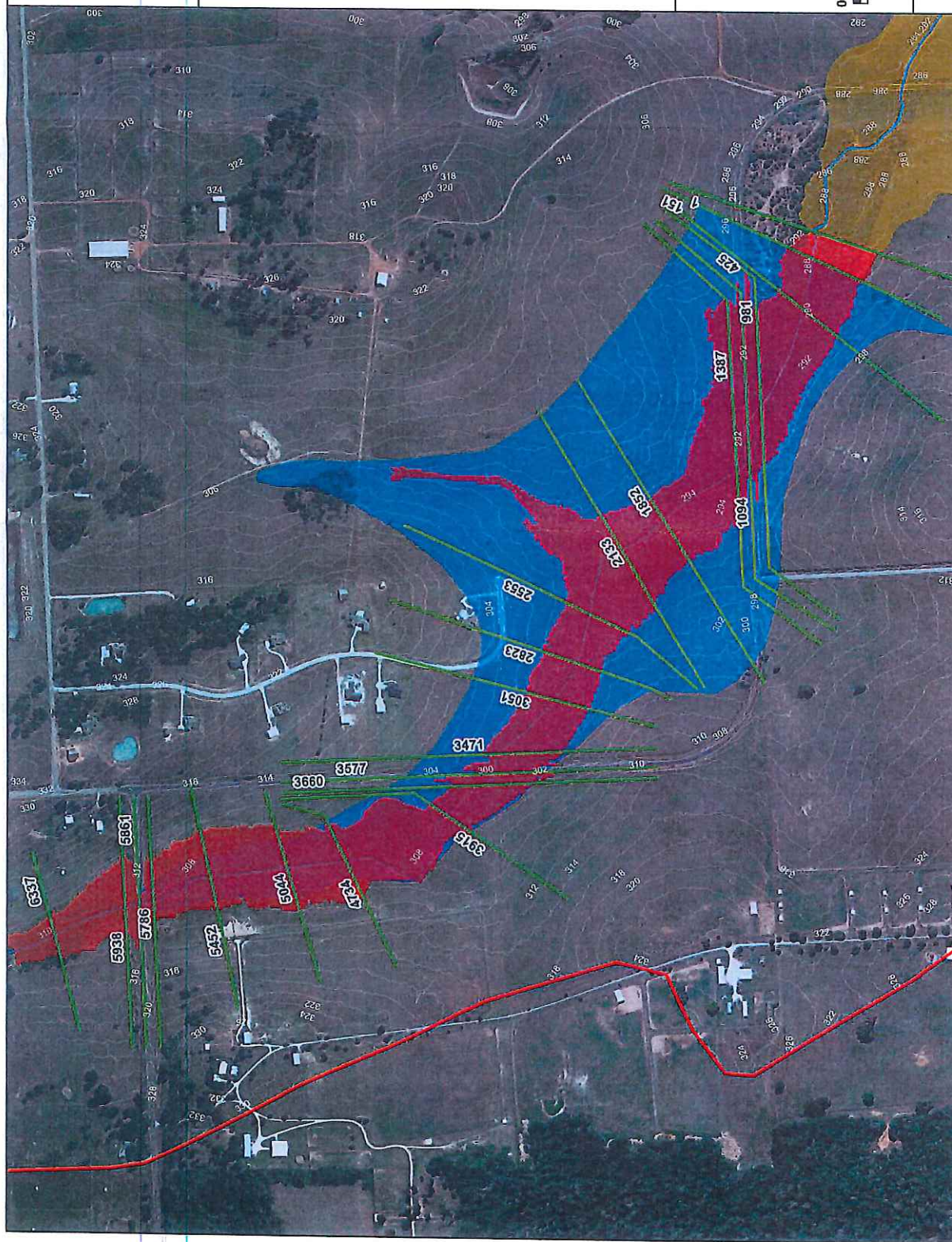
See Drawing Attached

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





HALF





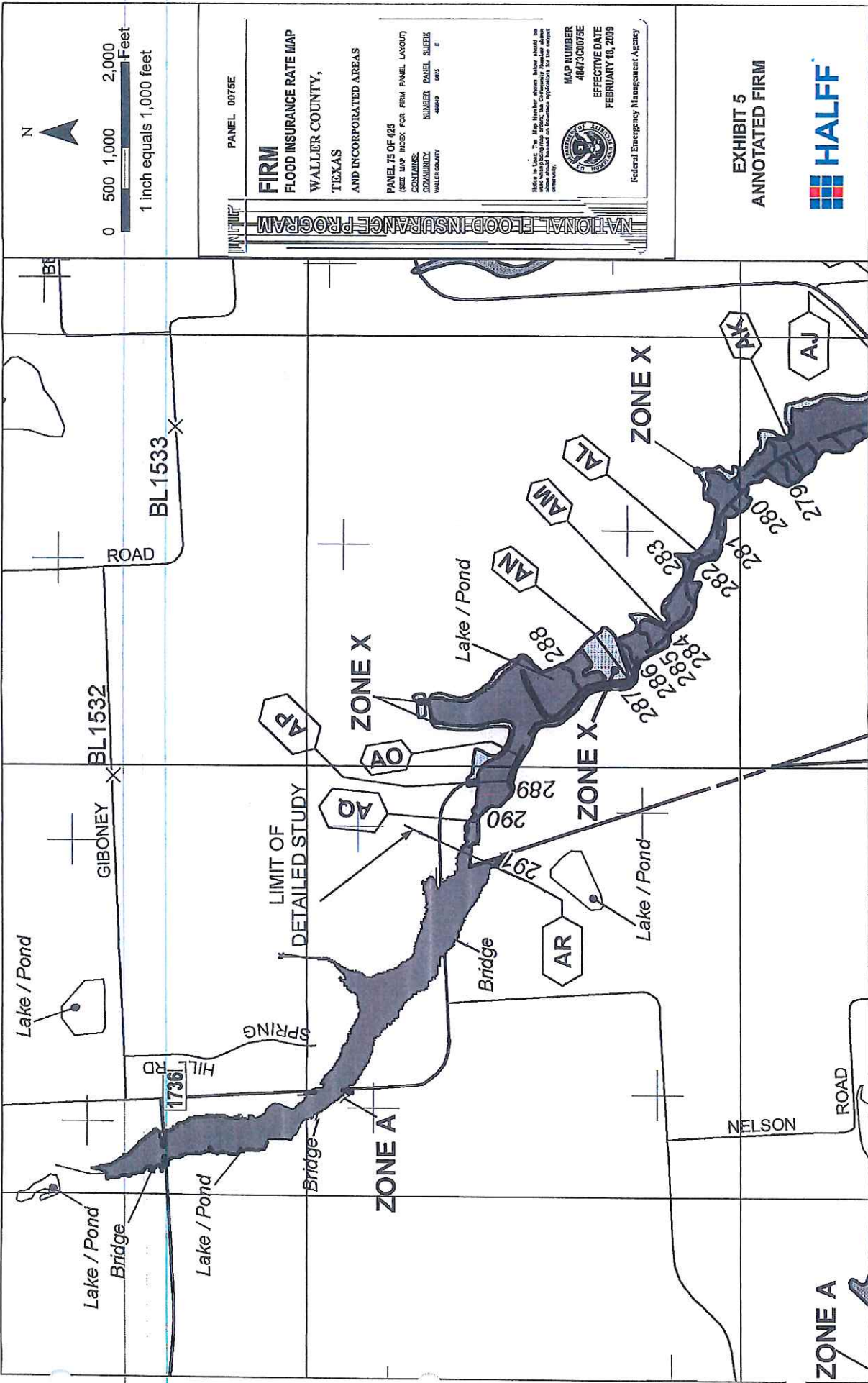


EXHIBIT 5  
ANNOTATED FIRM

