

REMAINDER OF THE
OF THE 69.595 ACRES

N 07°36'55" E 602.60'

FOUND 5/8" IR.

FOUND 5/8" IR.
(CM)

N 05°22'08" W 420.27'

20' R.O.W. DEDICATION

WALLER-GLADISH ROAD
(60' R.O.W. PLATTED)

LOT 6, BLOCK 1
6.8149 ACRES
263210 SQ. FT.
28360

S 07°36'46" W 602.60'

FOUND 5/8" IR.

SET 5/8" IR.

N 05°22'08" W 202.60'

LOT 5
3.0430 ACRES
132553 SQ. FT.
28300

N 87°35'45" E 602.60'

FOUND 5/8" IR.

FOUND 5/8" IR.
(CM)

LOT 4
3.0430 ACRES
132553 SQ. FT.
28252

LEGEND

These standard symbols will
be found in the drawing.

- O FOUND MONUMENT
- - - EASEMENT LINE
- HOG WIRE FENCE

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE COPY OF A TRUE CONVEYANCE
SCHEDULED TO THE PUBLIC RECORDS FOR THE UNRECORDED EASEMENT
BEING ORIGINATED BY THE EASER FOR THE WHEELER-GLADISH ROAD AS PER PLAT
AND RECORDED IN THE PUBLIC RECORDS. THE SURVEYOR HAS BEEN ADVISED
THAT THE EASEMENT IS NOT RECORDED IN THE PUBLIC RECORDS. THE SURVEYOR
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1" = 80'

LOT: LOT 6	BLOCK: 01	SECTION: 36	SUBDIVISION: RICHMOND OF SPRING HILL
RECORDATION: C.F. 1705678 O.P.R.W.C.	COUNTY: WALLER	TX	INSTRUMENT: J. HARRIS, A-71
RECORD OWNER: MOUZEHRUN SOUTHWEST PROPERTIES, LLC	TITLE COMPANY:		
ADDRESS: 28336 WALLER GLADISH ROAD WALLER, TX 77464			
FIELD WORK: TG	DATE: 08/22/2017		
DRAFTED BY: DK, JR	CHECKED BY: DK, SR		
C.F. NUMBER:	DATE:		

KLSS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors

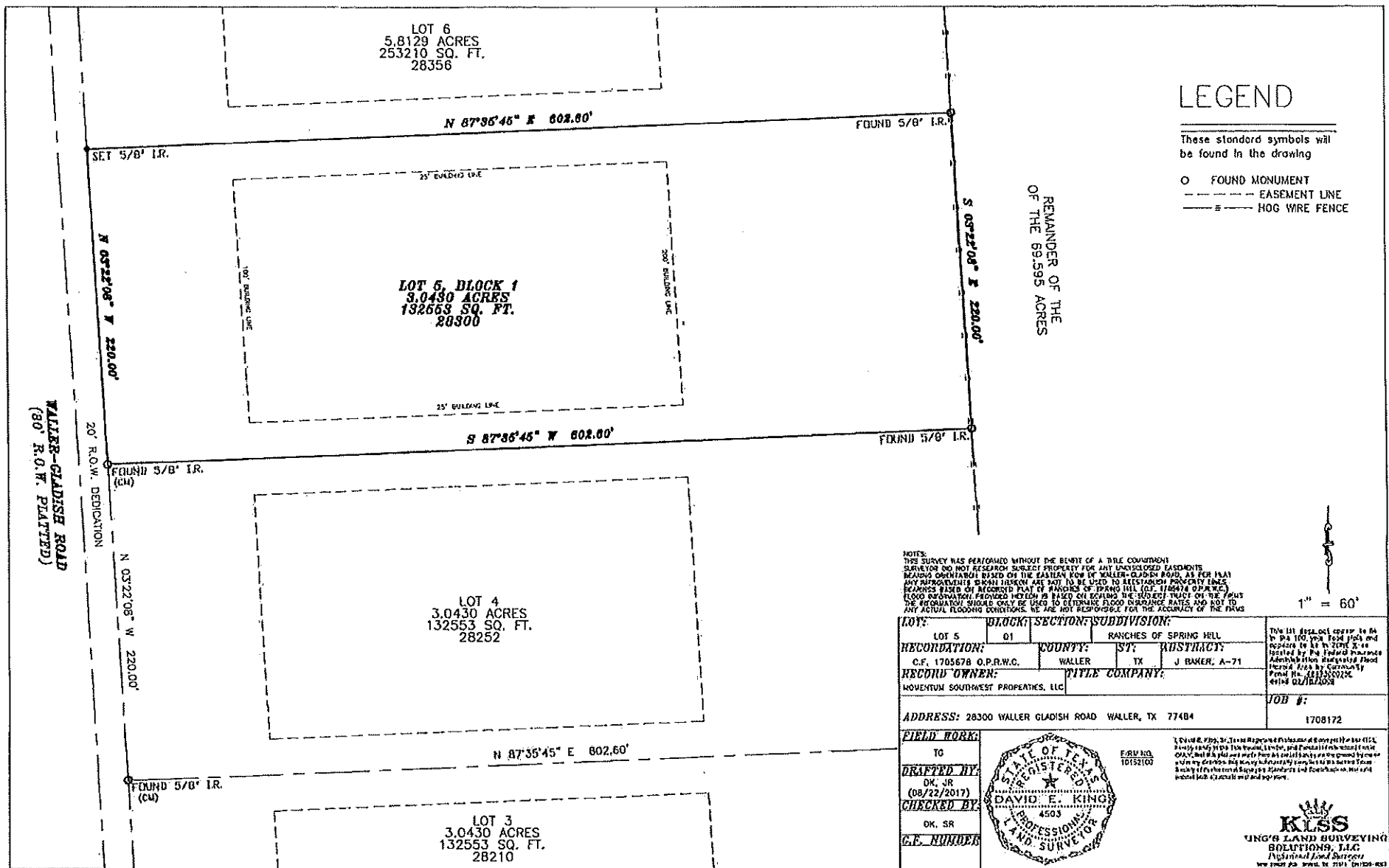


EXHIBIT "A"

METES AND BOUNDS DESCRIPTION FOR RANCHES OF SPRING HILL
21.758 ACRES IN THE JOHN BAKER SURVEY, ABSTRACT 71
WALLER COUNTY, TEXAS

A 21.758-ACRE TRACT OF LAND SITUATED IN THE JOHN BAKER SURVEY, ABSTRACT 71, WALLER COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 89.809-ACRE TRACT DESCRIBED IN DEED TO MCKINUTIAH SOUTHWEST PROPERTIES, LLC RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER 140725 OF THE OFFICIAL PUBLIC RECORDS, SAID 21.758-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING AT A 4-INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY LINE OF GIBONEY ROAD (66-FOOT WIDTH) AND THE EAST-NORTH-EAST-WAY LINE OF WALLER-CASASH ROAD (66-FOOT WIDTH) FOR THE SOUTHWEST CORNER OF SAID CALLED 89.809 ACRE PARENT TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 03°22'05" WEST, 1,553.29 FEET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID WALLER-CASASH ROAD AND THE WEST LINE OF SAID CALLED 89.809 ACRE PARENT TRACT, TO A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 47.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMIE L. CRANDALL, ET UX RECORDED IN VOLUME 517, PAGE 745 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, THE NORTHWEST CORNER OF SAID CALLED 89.809 ACRE PARENT TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 87°35'55" EAST, 26.60 FEET, WITH THE SOUTH LINE OF SAID CALLED 47.26 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 89.809 ACRE PARENT TRACT, TO A 6/8-INCH IRON ROD WITH CAP STAMPED "PLS 5455" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 6-INCH IRON ROD FOUND FOR REFERENCE BEARS, NORTH 87°35'55" EAST, 2,215.68 FEET, BEING IN THE WEST LINE OF A CALLED 10.5 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE ESTATE OF RAYMOND W. SHEPHERD, ET AL RECORDED IN VOLUME 1182, PAGE 344 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS AT THE SOUTHEAST CORNER OF SAID CALLED 47.26 ACRE TRACT, THE NORTHEAST CORNER OF SAID CALLED 89.809 ACRE PARENT TRACT);

THENCE SOUTH 03°22'05" EAST, 70.01 FEET, LEAVING THE COMMON LINE OF SAID 47.26 ACRE TRACT AND SEVERING THE SAID 89.809 ACRE TRACT TO A 6/8-INCH IRON ROD WITH CAP STAMPED "PLS 5455" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 87°35'55" EAST, 662.60 FEET, TO A 6/8-INCH IRON ROD WITH CAP STAMPED "PLS 5455" SET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 03°22'05" EAST, 1,523.24 FEET, TO A 6/8-INCH IRON ROD WITH CAP STAMPED "PLS 5455" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID GIBONEY ROAD AND IN THE COMMON SOUTH LINE OF SAID CALLED 89.809 ACRE PARENT TRACT, FROM WHICH A 6/8-INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 87°35'45" EAST, 886.60 FEET, BEING THE SOUTHWEST CORNER OF A CALLED 12.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARK A. AND SEVERLEE DEENERY RECORDED IN VOLUME 638, PAGE 091 OF THE WALLER COUNTY DEED RECORDS, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 89.809 ACRE PARENT TRACT;

THENCE SOUTH 87°35'45" WEST, 622.60 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID GIBONEY ROAD AND THE SOUTH LINE OF SAID CALLED 89.809 ACRE PARENT TRACT TO THE POINT OF BEGINNING, CONTAINING 21.758 ACRES (917,704 SQUARE FEET) OF LAND.

PLAT NOTES:

1. RIGHT-OF-WAY EASEMENTS AND TRACTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
2. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONERS COURT. COMMISSIONERS COURT ASSURES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THE PLAT OR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS. UPON COMPLETION OF ALL OBLIGATIONS BY THE DEVELOPER AND WRITTEN APPROVAL FROM THE COMMISSIONERS COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES ON THE PLAT, FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

THE OWNERS OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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