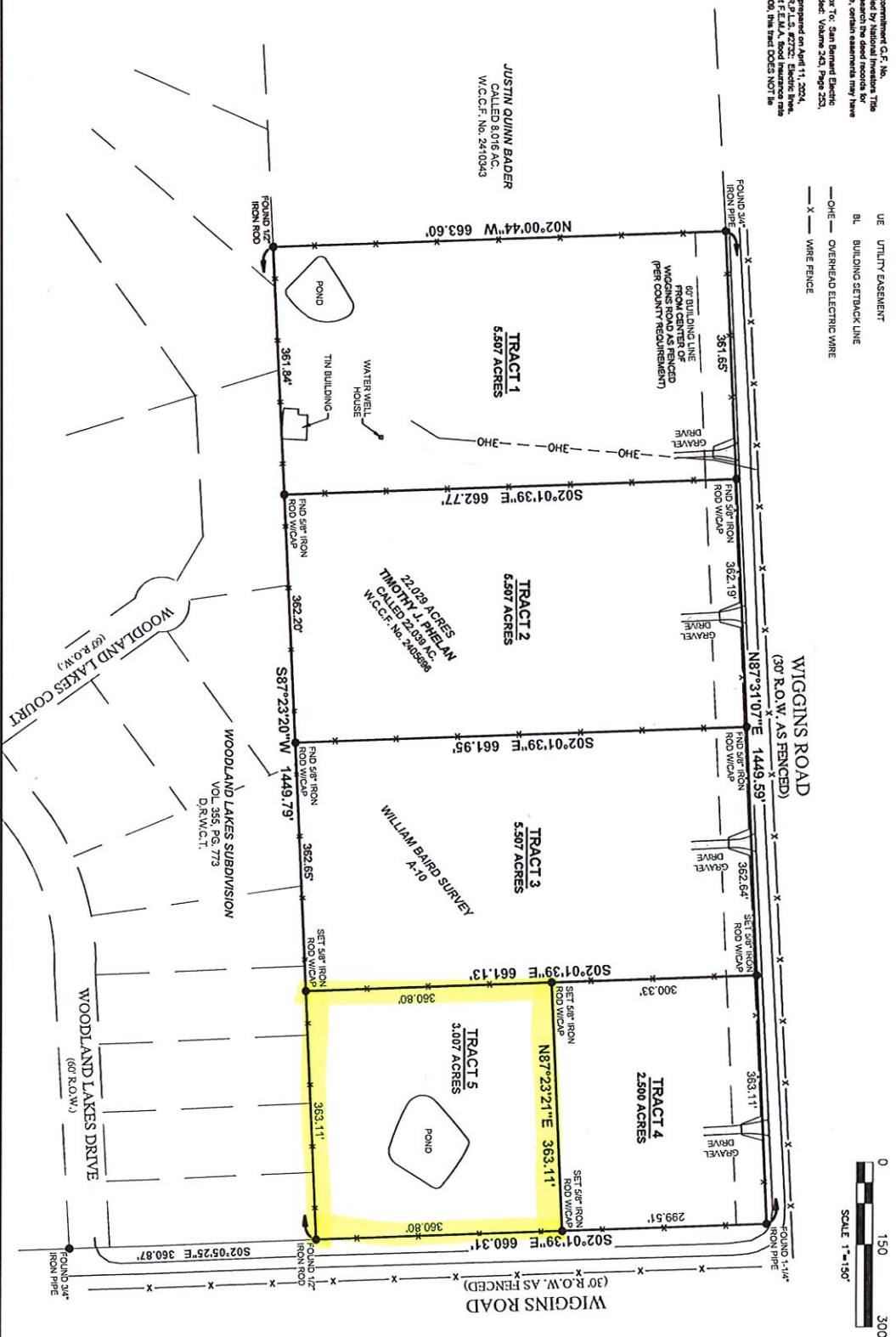


- NOTES:**
1. This survey was done in conjunction with the commitment C.F. No. 2406598, dated November 08, 2024, provided by National Investors Title Insurance Company. This survey was for the purpose of the deed record for the property described in the commitment, and the survey may have been granted which are not related to this survey.
  2. Easement From: John C. Cox and Carol J. Cox To: San Bernard Electric Cooperative, Inc. Dated: June 18, 1973 Recorded: Volume 263, Page 253.
  3. The following matters as evidenced on survey prepared on April 11, 2024, under the supervision of Herman M. Clay, Jr., R.P.L.S., #27232: Electric lines, easements, and other matters as shown on the survey, and the survey is subject to the provisions of the commitment C.F. No. 2406598.
  4. According to horizontal stationing from the current E.L.M.A. Road Insurance Map, the survey is subject to the provisions of the commitment C.F. No. 2406598.

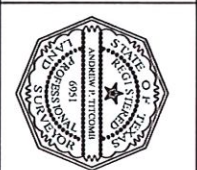
**LEGEND**

- UE UTILITY EASEMENT  
BL BUILDING SETBACK LINE  
— OHE — 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.

JOB NUMBER: 2504\_R1  
DATE: 02/06/2025  
FIELD CREW: KG  
OFFICE: BR, JL, AW, AT



I, Andrew P. Ttcomb, certify that this survey was made by me or under my supervision on May 20, 2025, that the survey conforms to the standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in the Commitment as noted in Note #1 herein.

*Andrew P. Ttcomb*  
ANDREW P. TTCOMB, R.P.L.S. #8937

WIGGINS ROAD  
HEMPSTEAD, TEXAS 77445  
**TC SURVEY & MAPPING**  
9711 MASON RD, STE. 125 #416  
RICHMOND, TEXAS 77407  
PHONE (832) 600-2510  
otc@tcsurveyandmapping.com  
TBP@tcsurveyandmapping.com

TC SURVEY & MAPPING  
9711 MASON ROAD STE 125 #416  
RICHMOND, TEXAS, 77407

Field notes for a survey of a 3.007 acre tract of land being Tract 5 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 3.007 acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1 ¼ 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 both a 2.500 acre tract (Tract 4 surveyed at the same time as this tract and not yet recorded) and of the above 22.029 acre tract;

THENCE S 02 deg. 01 min. 39 sec. E, 299.51 feet to 5/8 inch iron rod set in the West line of Wiggins Road for the Northeast corner and PLACE OF BEGINNING of the herein described tract and the Southeast corner of Tract 4;

THENCE S 02 deg. 01 min. 39 sec. E, 360.80 feet to a ½ inch iron rod found for the Southeast corner of the herein described tract, the Southeast corner of the above 22.029 acre tract and the Northeast corner of Woodland Lakes Subdivision (Volume 355, Page 773 Deed Records);

THENCE S 87 deg. 23 min. 20 sec. W, 363.11 feet to a 5/8 inch iron rod set in the common line of the above 22.029 acre tract and Woodland Lakes Subdivision for the Southwest corner of the herein described tract and the Southeast corner of a 5.507 acre tract (Tract 3 being surveyed at the same time as this tract and not yet recorded);

THENCE N 02 deg. 01 min. 39 sec. W, 360.80 feet to a 5/8 inch iron rod set for the Northwest corner of this tract, the Southwest corner of Tract 4 and located in the East line of Tract 3;

THENCE N 87 deg. 23 min. 21 sec. E, 363.11 feet to the POINT OF BEGINNING, and containing 3.007 acres of land.

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



A handwritten signature in cursive script that reads "Andrew P. Titcomb".

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