

BOUNDARY SURVEY PLAT
OF
10.000 Acres
IN THE
JESSE CLARY SURVEY, A-110
WALLER COUNTY, TEXAS

LEGEND

- X-X-X-X-

BARBED/WIRE FENCE
- PIPE FENCE
- ⚡

POWER POLE
- E-E-E-E-

OVERHEAD POWER LINE
- ASPHALT

●

P.K. NAIL SET

●

1/2" IRON ROD SET

●

1/2" IRON ROD FOUND

○

1" IRON PIPE FOUND

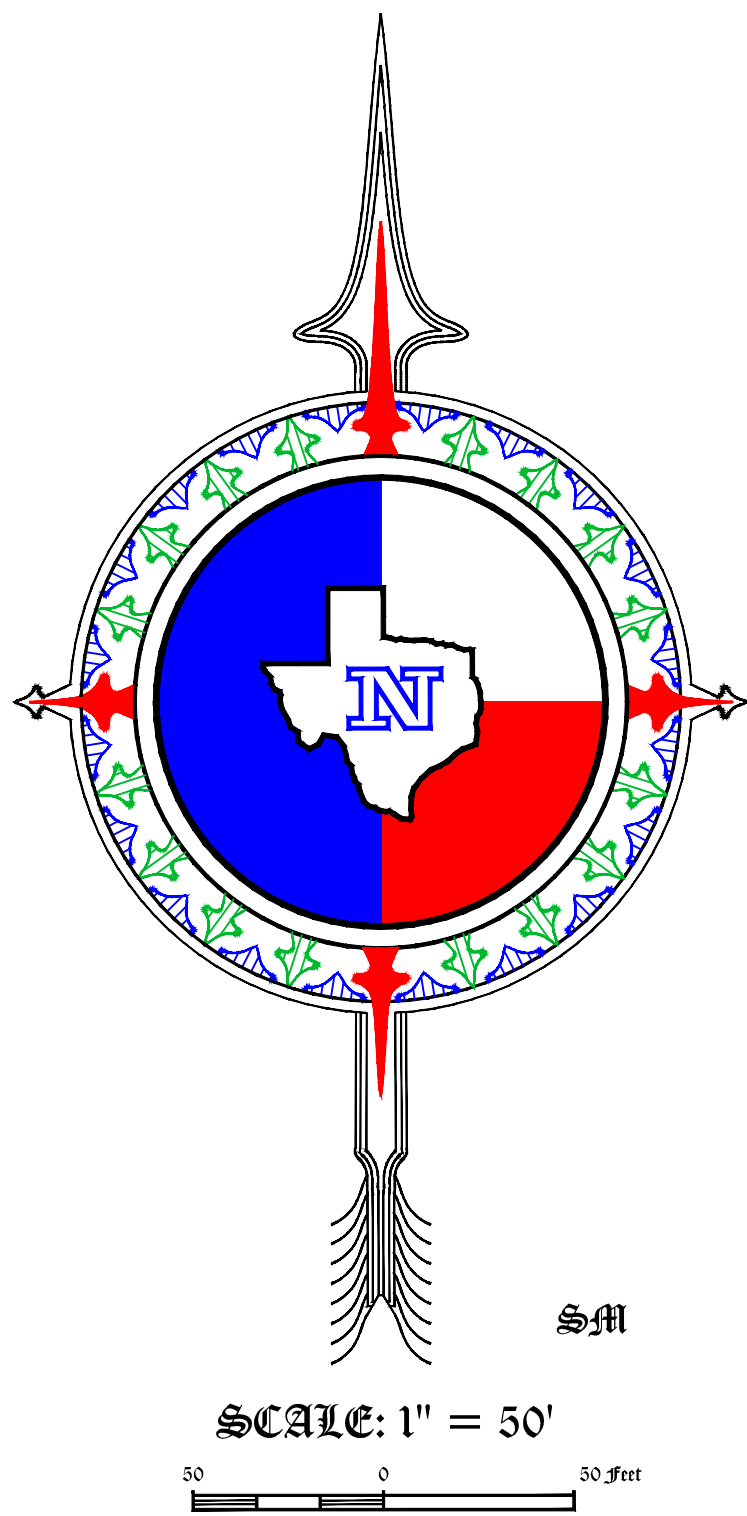
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SPIKE FOUND

●

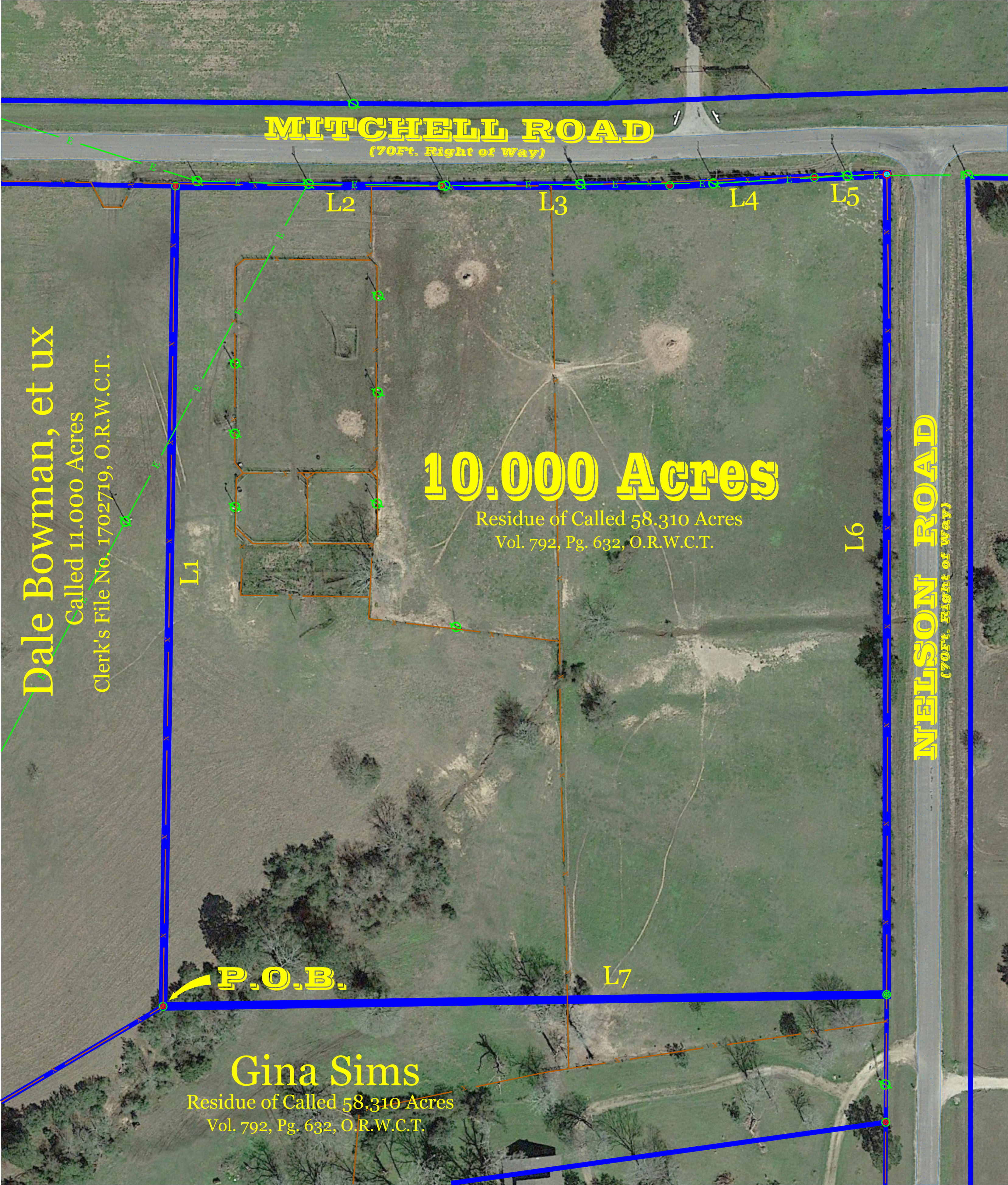
P. K. NAIL FOUND

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DEED CALL

NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY SOUTHLAND TITLE, UNDER G.F. NO. WC185846, ISSUED APRIL 3, 2018.
- THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
- SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT FOR GEORGE MITCHELL ROAD GRANTED TO COUNTY OF WALLER FILED FOR RECORD UNDER VOLUME 184, PAGE 587 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (LIES WITHIN EXISTING RIGHT-OF-WAY).
- SUBJECT TO THAT CERTAIN BLANKET RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND APPURTENANCES, GRANTED TO SAN BERNARD ELECTRIC COOP., INC. AS RECORDED IN VOLUME 238, PAGE 167 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND APPURTENANCES, GRANTED TO SAN BERNARD ELECTRIC COOP., INC. AS RECORDED IN VOLUME 271, PAGE 223 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (BLANKET ACCESS).
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND APPURTENANCES TO SAN BERNARD ELECTRIC COOP., INC. AS RECORDED IN VOLUME 273, PAGE 872 AND VOLUME 298, PAGE 765 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (LIES WITHIN EXISTING RIGHT-OF-WAY LIMITS.)
- SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COOP. AS RECORDED IN CLERKS FILE NO. 170785 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. (LIES SOUTH OF THIS PROPOSED TRACT.)
- FOR REFERENCE REFER TO METES AND BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC., DATED APRIL 18, 2018.
- FENCES MEANDER BOUNDARY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X, AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48473C0075E, DATED FEBRUARY 18, 2009.



COURSE & DISTANCE TABLE
FOUND CALLED

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 00°52'33" E	707.33'	N 00°52'33" E (Basis of Bearings)	707.33'
L2	N 89°56'30" E	229.71'	N 89°07'27" E	N. A.
L3	N 89°54'32" E	196.55'	N 89°10'00" E	201.00'
L4	N 86°51'14" E	124.85'	N 86°54'00" E	131.50'
L5	N 87°33'05" E	62.65'	N 87°43'00" E	64.80'
L6	S 00°00'50" W	707.05'	S 00°01'16" W	N. A.
L7	S 89°03'24" W	624.23'	N. A.	N. A.

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

DIGITAL PDF COPY OF THE
FINAL BOUNDARY SURVEY
FOR EXHIBIT PURPOSES ONLY
NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT NO.: 18147AR

TITLE Co.: SOUTHLAND TITLE, LLC	GF No.: WC1751480
MORTGAGE Co.: CAPITAL FARM CREDIT	
BORROWERS: DALE BOWMAN and WENDY BOWMAN	
ADDRESS: MITCHELL ROAD, WALLER COUNTY, TEXAS	