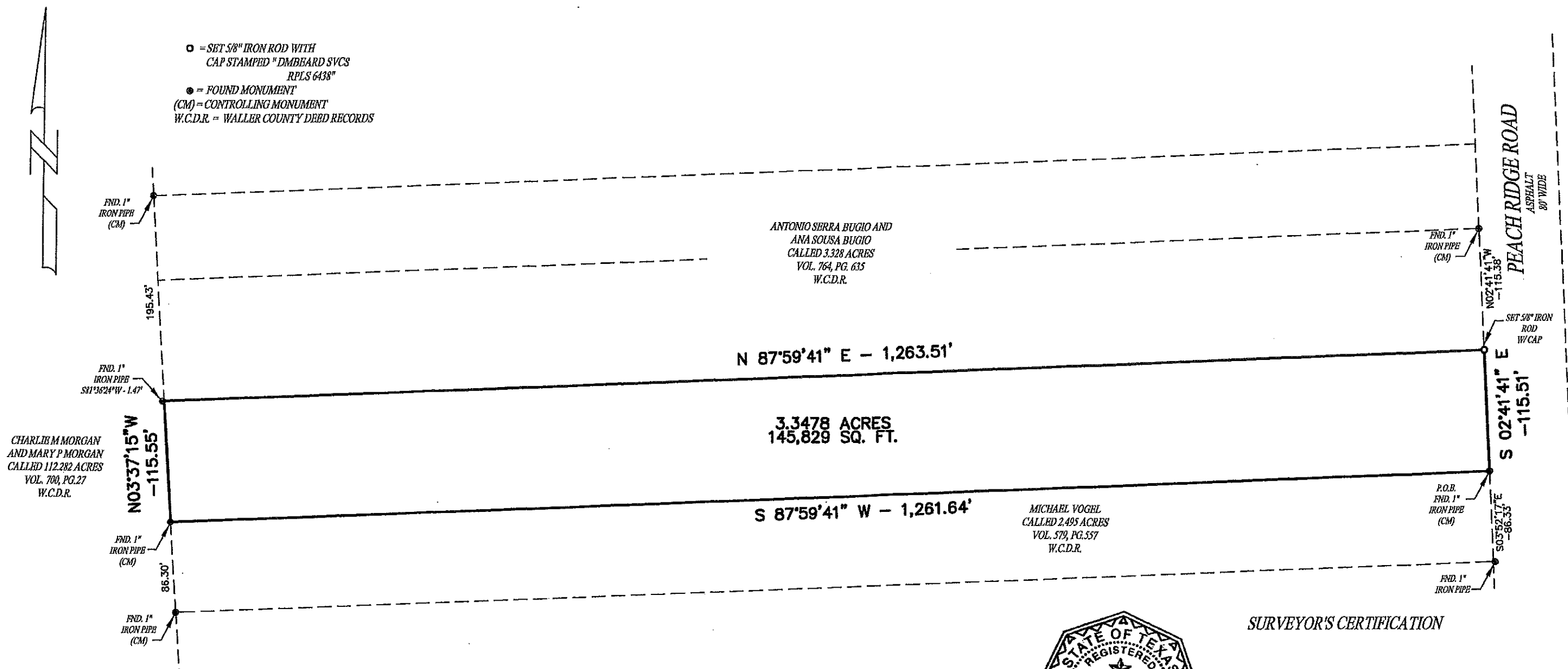


○ = SET 5/8" IRON ROD WITH  
CAP STAMPED "DMBEARD SVCS  
RPLS 6438"  
● = FOUND MONUMENT  
(CM) = CONTROLLING MONUMENT  
W.C.D.R. = WALLER COUNTY DEED RECORDS



CHARLIE M. MORGAN  
AND MARY P. MORGAN  
CALLED 112.282 ACRES  
VOL. 700, PG. 27  
W.C.D.R.

ANTONIO SERRA BUGIO AND  
ANA SOUSA BUGIO  
CALLED 3.328 ACRES  
VOL. 764, PG. 635  
W.C.D.R.

MICHAEL VOGEL  
CALLED 2.495 ACRES  
VOL. 579, PG. 557  
W.C.D.R.

BEING A 3.3478 ACRE (145,829 SQUARE FEET) TRACT OF LAND LOCATED IN THE WILLIAM COOPER SURVEY, ABSTRACT 20, WALLER COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO EDDY MAE DENBY AS RECORDED UNDER VOLUME 208, PAGE 551 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.); SAID 3.3478 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH THE BASIS OF BEARING BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83, DERIVED FROM GPS OBSERVATIONS:

BEGINNING AT A FOUND 1-INCH IRON PIPE IN THE WEST RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD (BASED ON A WIDTH OF 80-FEET), CALLED FOR AS THE NORTHEAST CORNER OF A CALLED 2.495 ACRE TRACT OF LAND CONVEYED TO MICHAEL VOGEL AS RECORDED IN VOLUME 579, PAGE 557 W.C.D.R., AND FOR THE CALLED FOR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1-INCH IRON PIPE BEARS SOUTH 03°52'17" EAST, 86.33 FEET FOR THE CALLED FOR SOUTHEAST CORNER OF THE SAID CALLED 2.495 ACRE TRACT;

THENCE SOUTH 87°59'41" WEST, COINCIDENT WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND, 1,261.64 FEET TO A FOUND 1-INCH IRON PIPE FOR THE CALLED FOR NORTHWEST CORNER OF THE SAID 2.495 ACRE TRACT OF LAND, IN AN EAST LINE OF A CALLED 112.282 ACRE TRACT OF LAND CONVEYED TO CHARLIE M. MORGAN, AND MARY P. MORGAN AS RECORDED IN VOLUME 700, PAGE 27 W.C.D.R., AND FOR THE CALLED FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03°37'15" WEST, COINCIDENT WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, 115.55 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A CALLED 3.328 ACRE TRACT OF LAND CONVEYED TO ANTONIO SERRA BUGIO AND ANA SOUSA BUGIO AS RECORDED IN VOLUME 764 PAGE 635 W.C.D.R., AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1-INCH IRON PIPE LOCATED IN THE BASE OF A TREE BEARS SOUTH 81°36'24" WEST, 1.47 FEET;

THENCE NORTH 87°59'41" EAST, COINCIDENT WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND, 1,263.51 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "DMBEARD SVCS RPLS 6438" SET IN THE WEST RIGHT-OF-WAY LINE OF SAID PEACH RIDGE ROAD, FOR THE SOUTHEAST CORNER OF THE SAID CALLED 3.328 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1-INCH IRON PIPE BEARS NORTH 02°41'41" WEST, 115.38 FEET FOR THE NORTHEAST CORNER OF THE SAID 3.328 ACRE TRACT;

THENCE SOUTH 02°41'41" EAST, COINCIDENT WITH THE SAID WEST RIGHT-OF-WAY LINE OF PEACH RIDGE ROAD, 115.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 3.3478 ACRES (145,829 SQUARE FEET) OF LAND.

TITLE CO.: STEWART TITLE GUARANTY COMPANY  
LENDER: FIRST NATIONAL BANK OF BELLVILLE  
BUYER: TERENCE V. WILSON AND LORI L. WILSON; STEVEN GOLDMAN

**GENERAL NOTES:**

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 16473031271 ISSUED OCTOBER 27, 2016, EFFECTIVE OCTOBER 21, 2016 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48473 C 0400 E DATED FEBRUARY 18, 2009. THE SUBJECT TRACT LIES IN FLOOD ZONE AE. ZONE AE IS DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.

NOTICE: THE ABOVE STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

A DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



**SURVEYOR'S CERTIFICATION**

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING.

*[Signature]* 12/7/16  
DARRYL M. BEARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6438

**BOUNDARY SURVEY**  
OF  
**3.3478 ACRES (145,829 SQ.FT.) OF LAND**  
SITUATED IN THE  
**WILLIAM COOPER SURVEY, A-20**  
WALLER COUNTY, TEXAS

**D.M. BEARD SERVICES L.L.C.**  
**PROFESSIONAL LAND SURVEYING**  
2900 Katy Hockely C/O Rd. Suite C301 Katy, TX. 77493  
Phone: 832-913-9866 T.B.P.L.S. Firm No. 10194165

DATE: 12/07/2016	SCALE: 1" = 100'	DRAWN BY: DB	CHECKED BY: DMB	JOB NO: 2016-457	SHEET 1 OF 1
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