

SUBJECT TO:

1. © 2019 Everything In Christ Services, Inc., All Rights Reserved.
2. Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. Undeclared right-of-way easement for transmission and/or distribution line recorded in Volume 157, Page 517 of the Deed Records of Waller County, Texas. (Does Not Cross Subject Tract)
4. Right-of-way easement 122 feet in length and 10 feet in width recorded in Volume 236, Page 252 of the Deed Records of Waller County, Texas. (No Location Given)
5. See Corresponding Field Notes.
6. Fences as shown.

This Property Lies in Zone 'N'
 Outside the 100 Year Flood Plain
 Per Graphic Scaling according to
 Community Panel No. 440640173E
 having an effective date 02-18-2009
 Job No. 19-29-01
 Scale 1" = 60'
 Date 01-22-2019
 Drawn By: AH

Purchaser MURPHY UNLIMITED, INC.
 Address 0 COCHRAN ROAD
 Lot _____ Block _____ Section _____
 Survey GEORGE A. DENNETT A 121
 Area 6.0000 AC. TRACT
 Subdivision 34.8816 ACRE TRACT
 Volume 980, Page 233, Official Public Records of Real Property,
 Waller County, Texas

I, Craig A. Janey, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to STEWART TITLE COMPANY and Purchaser(s) that based upon information provided by said Title Company under G.F. No. 1435991 that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying. Effective February 2014, Last revised 02-2014.

The Basis of Bearing is N00°21'00"E ALONG THE EAST R.O.W. LINE OF COCHRAN ROAD PER PLAT OF VILLA CAPRI SUBDIVISION
 A Division of Everything in Christ Services, Inc.

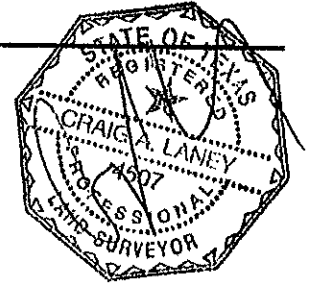


Seal

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FIRM NO. 100334-00



All that certain tract or parcel containing 6.0000 acres of land out of that certain 34.8816 acre tract of land situated in the George A. Dennett Survey, A-213 in Waller County, Texas, said 34.8816 acre tract being that same tract of land as described in a deed filed for record in Volume 980, Page 233 of the Official Public Records of Real Property Waller County Texas, (O.P.R.R.P.W.C.T), said 6.0000 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with EIC cap (found) in the East right-of-way line of Cochran Road, (formerly Prairie View South Road, 80.00 feet in width), marking the Northwest corner of that certain call 9.688 acre tract of land as described in a deed filed for record in Volume 215, Page 623 of the Waller County Deed Records and the Southwest corner of that certain 1.4579 acre tract of land as described in a deed filed for record in Volume 980, Page 229, (O.P.R.R.P.W.C.T);

THENCE N 00°21'00" E, a distance of 170.14 feet along the East right-of-way line of said Cochran Road and the West line of said 1.4579 acre tract of land to a 5/8" iron rod with EIC cap (found) marking the Northwest corner of said 1.4579 acre tract of land; the Westerly-Southwest corner of said 34.8816 acre tract of land and the Westerly-Southwest corner and POINT OF BEGINNING of the herein described 6.0000 acre tract of land;

THENCE continuing N 00°21'00" E, a distance of 328.70 feet along the East right-of-way line of said Cochran Road and the West line of said 34.8816 acre tract of land to a 5/8" iron rod with EIC cap (set) marking the Southwest corner of the remainder of said 34.8816 acre tract of land and the Northwest corner of the herein described 6.0000 acre tract of land;

THENCE S 72°36'58" E, a distance of 876.29 feet to a 5/8" iron rod with EIC cap (set) in the East line of said 34.8816 acre tract of land and the West line of the remainder of that certain call 141 acre tract of land as described in a deed filed for record in Volume 119, Page 866 of said Waller County Deed Records marking the Southeast corner of the remainder of said 34.8816 acre tract of land and the Northeast corner of the herein described 6.0000 acre tract of land;

THENCE S 00°15'41" W a distance of 276.47 feet along the common line of said 34.8816 acre and said 141 acre tracts of land to a 5/8" iron rod with EIC cap (found) marking the Northeast corner of said 9.688 acre tract of land, the Southeast corner of said 34.8816 acre tract of land and the Southeast corner of the herein described 6.0000 acre tract of land;

THENCE N 87°18'19" W, a distance of 468.98 feet along the common line of said 9.688 acre and said 34.8816 acre tracts of land to a 5/8" iron rod with EIC cap (found) marking the Southeast corner of said 1.4579 acre tract of land, the Southerly-Southwest corner of said 34.8816 acre tract of land and the Southerly-Southwest corner of the herein described 6.0000 acre tract of land;

THENCE N 02°41'41" E, a distance of 170.00 feet along the common line of said 1.4579 acre and said 34.8816 acre tracts of land to a 5/8" iron rod with EIC cap (found) marking the Northeast corner of said 1.4579 acre tract of land, an interior corner of said 34.8816 acre tract of land and an interior corner of the herein described 6.0000 acre tract of land;

THENCE N 87°18'19" W, a distance of 376.96 feet along the common line of said 1.4579 acre and said 34.8816 acre tracts of land to the POINT OF BEGINNING and containing 6.0000 acres of land.

Surveyed on the ground January 22, 2019.

Job No. 19-29-01. (See corresponding plat)

The basis of bearing is N 00°21'00" E along the East right-of-way line of Cochran Road per prior deed.