

**MCLIN BRACEY SURVEY
A-15
WALLER COUNTY, TEXAS**

GOONG CHEN AND JING S. CHEN
CALLED 59.08 ACRES
INSTRUMENT NO. 1909745
(OPRWCT)

LIGE ALEX TENNYSON
AND MARIA A. TENNYSON
CALLED 4.00 ACRES
INSTRUMENT NO. 2002344
(OPRWCT)
(DESCRIBED IN
INSTRUMENT NO.
1900645, (OPRWCT))

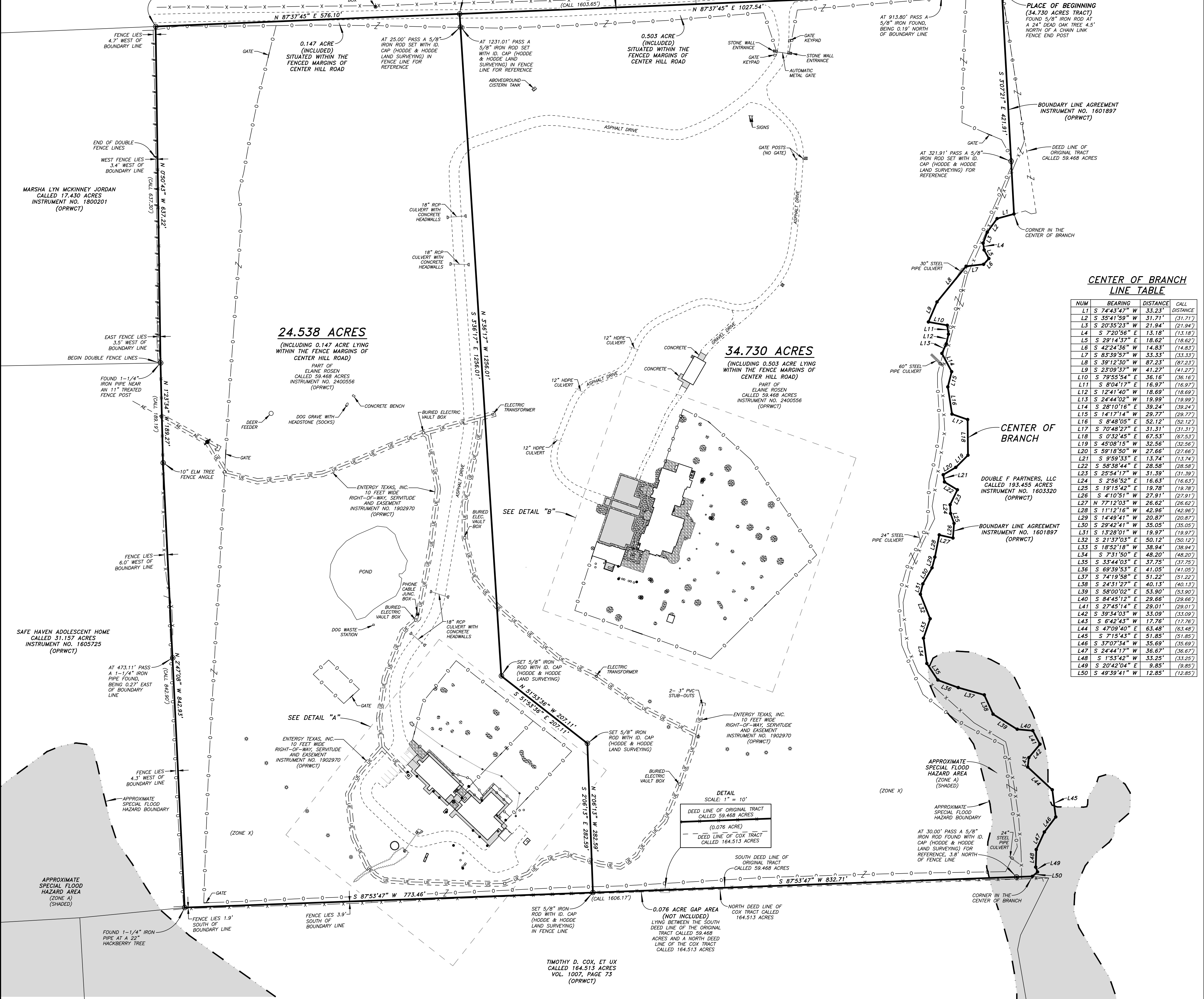
CLARENCE ROBERT WILLIAMS
AND BERTHA A. WILLIAMS
CALLED 8.335 ACRES
VOL. 547, PAGE 665
(OPRWCT)

BILLY CARL LAWTON, ET UX
CALLED 5.8425 ACRES
VOL. 1317, PAGE 765
(OPRWCT)

PLACE OF BEGINNING
(24.538 ACRES TRACT)
FOUND 1-1/4" IRON PIPE
5/8" NORTH OF A CHAIN
LINK FENCE END POST

CENTER HILL ROAD
(WIDTH VARIES)

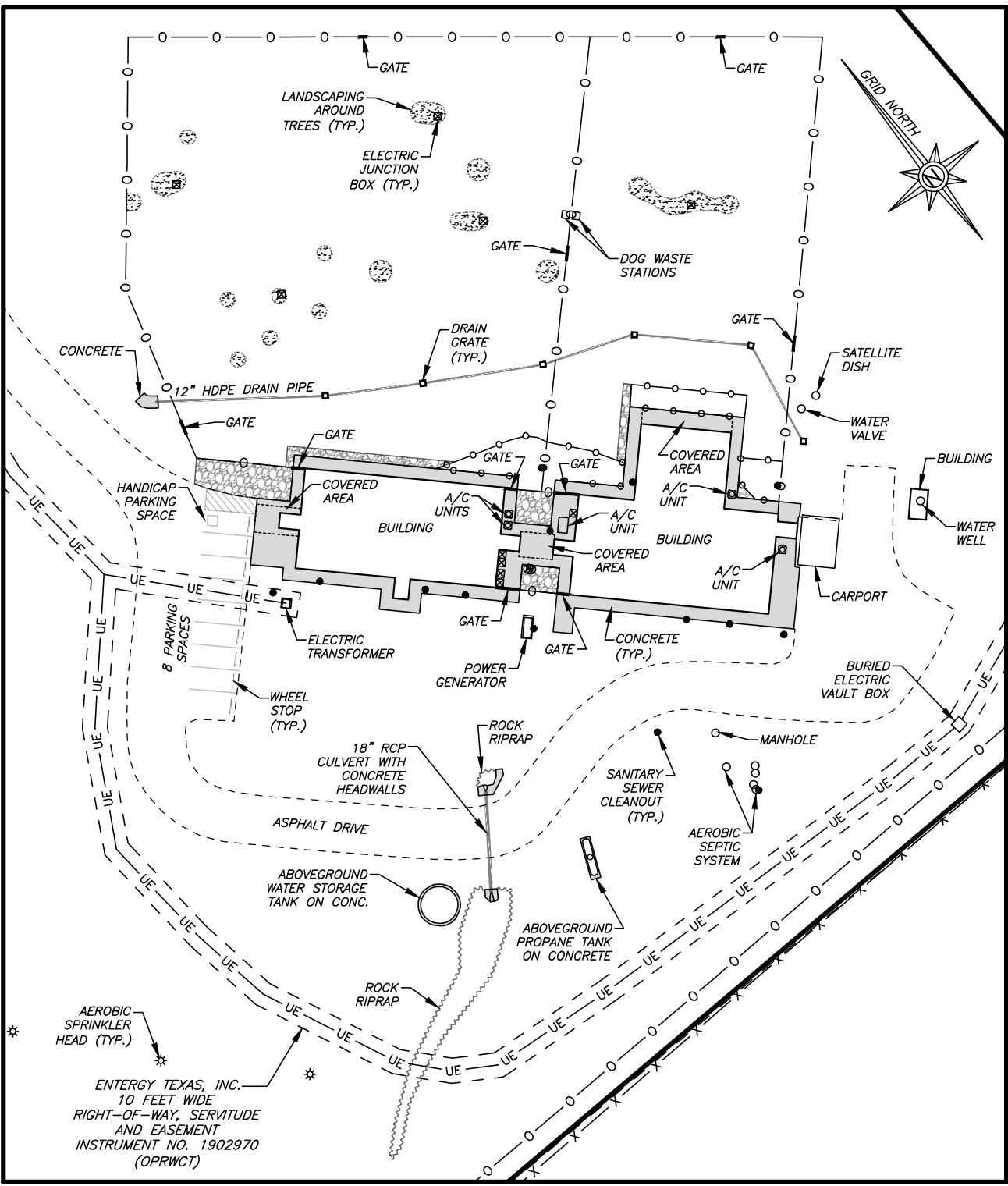
PLACE OF BEGINNING
(34.730 ACRES TRACT)
FOUND 5/8" IRON ROD AT
A 24" DEAD OAK TREE 4.5"
NORTH OF A CHAIN LINK
FENCE END POST



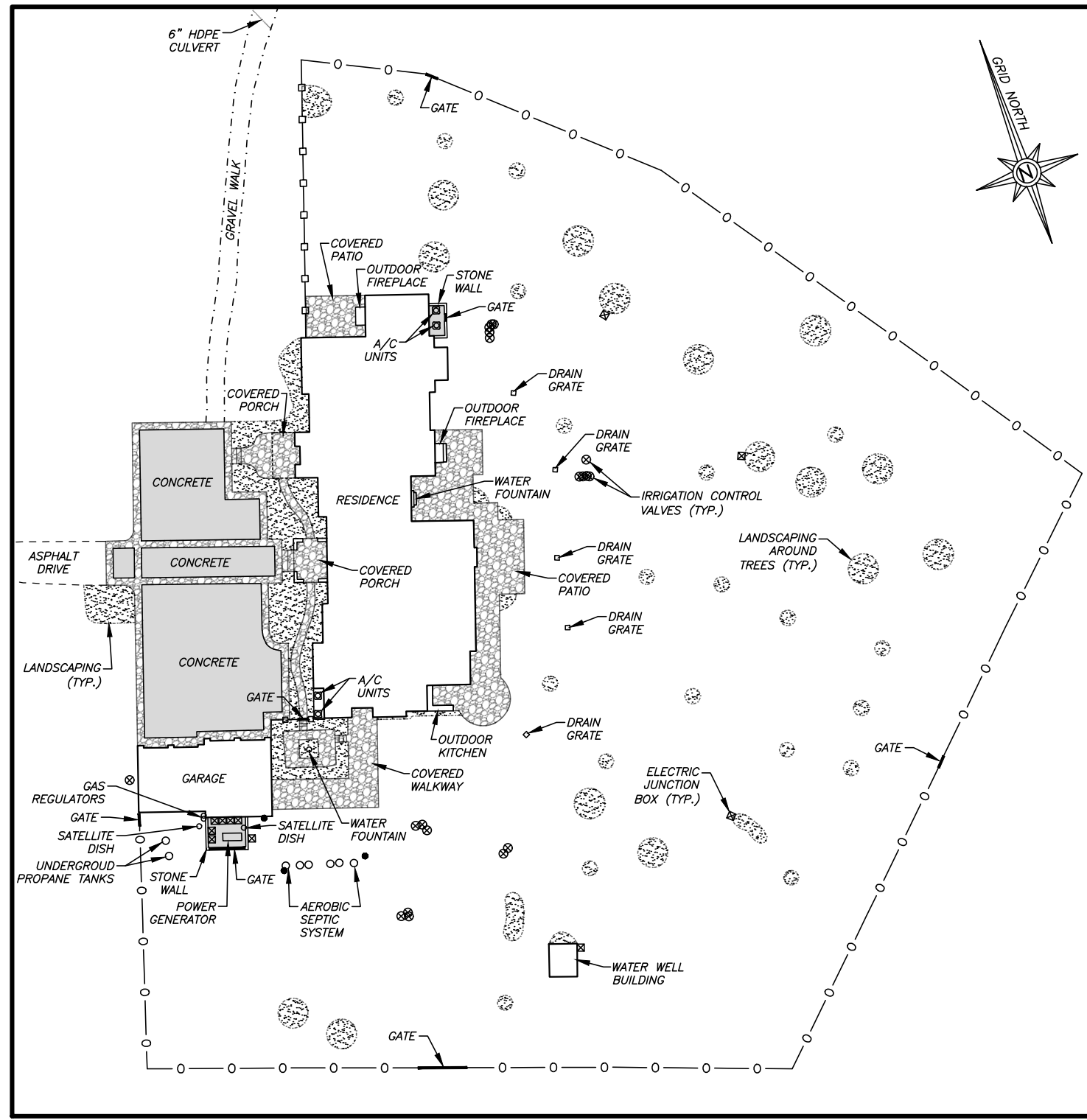
**CENTER OF BRANCH
LINE TABLE**

NUM	BEARING	DISTANCE	CALL
L1	S 74°43'47" W	33.23'	(31.21')
L2	S 35°41'50" W	31.71'	(31.21')
L3	S 20°35'23" W	21.94'	(21.94')
L4	S 7°20'56" E	13.18'	(13.18')
L5	S 29°14'37" E	18.62'	(18.62')
L6	S 42°24'36" W	14.83'	(14.83')
L7	S 83°39'57" W	33.33'	(33.33')
L8	S 39°12'30" W	67.23'	(67.23')
L9	S 23°09'37" W	41.27'	(41.27')
L10	S 79°55'54" E	36.16'	(36.16')
L11	S 8°04'17" E	16.97'	(16.97')
L12	S 12°41'40" W	18.69'	(18.69')
L13	S 24°44'02" W	19.99'	(19.99')
L14	S 28°10'16" E	39.24'	(39.24')
L15	S 14°17'14" W	29.77'	(29.77')
L16	S 6°48'05" E	32.12'	(32.12')
L17	S 70°48'27" E	31.31'	(31.31')
L18	S 03°45'45" E	67.53'	(67.53')
L19	S 45°08'15" W	32.56'	(32.56')
L20	S 58°18'50" W	27.66'	(27.66')
L21	S 9°59'33" E	13.74'	(13.74')
L22	S 58°38'44" E	28.58'	(28.58')
L23	S 25°34'17" W	31.39'	(31.39')
L24	S 2°46'52" E	16.63'	(16.63')
L25	S 19°15'42" E	19.78'	(19.78')
L26	S 4°10'51" W	27.91'	(27.91')
L27	S 77°12'03" W	26.22'	(26.22')
L28	S 11°12'16" W	42.96'	(42.96')
L29	S 14°49'41" W	20.87'	(20.87')
L30	S 29°42'41" W	35.05'	(35.05')
L31	S 13°28'01" W	19.97'	(19.97')
L32	S 21°37'03" E	50.12'	(50.12')
L33	S 18°52'18" W	38.94'	(38.94')
L34	S 7°31'50" E	48.20'	(48.20')
L35	S 33°44'03" E	37.75'	(37.75')
L36	S 69°39'53" E	41.05'	(41.05')
L37	S 74°19'58" E	51.22'	(51.22')
L38	S 24°31'27" E	40.13'	(40.13')
L39	S 58°00'02" E	53.80'	(53.80')
L40	S 84°45'12" E	29.66'	(29.66')
L41	S 27°45'14" E	29.01'	(29.01')
L42	S 38°34'03" W	33.09'	(33.09')
L43	S 64°42'43" W	12.79'	(12.79')
L44	S 47°09'40" E	63.48'	(63.48')
L45	S 7°19'43" E	51.85'	(51.85')
L46	S 37°07'54" W	35.69'	(35.69')
L47	S 24°44'17" W	36.67'	(36.67')
L48	S 1°53'42" W	33.25'	(33.25')
L49	S 20°42'04" E	9.85'	(9.85')
L50	S 49°39'41" W	12.85'	(12.85')

DETAIL "A"
SCALE: 1" = 60'



DETAIL "B"
SCALE: 1" = 60'



LEGEND

- ELECTRIC POLE
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- SANITARY SEWER CLEANOUT
- IRRIGATION CONTROL VALVE
- AEROBIC SPRINKLER HEAD
- AERIAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- BOARD FENCE
- MESH WIRE FENCE
- WROUGHT IRON FENCE
- PVC FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- STONE PAVERS
- LANDSCAPING

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, SOUTH CENTRAL ZONE 4204. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET. THE BEARINGS OF THE ORIGINAL TRACT CALLED 59.468 ACRES ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°11'29.41" N - LONGITUDE: 96°03'15.26" W (WGS-84).
2. PART OF THE 34.730 ACRES SUBJECT TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN SHADED HEREON. PART OF THE 24.538 ACRES SUBJECT TRACT LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48473C0506, EFFECTIVE DATE FEBRUARY 18, 2009, WALLER COUNTY, TEXAS.
3. THERE WERE SEPARATE METES AND BOUNDS DESCRIPTIONS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CHARTER TITLE COMPANY (FEDULTY NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT OF NO. CH-1750-104750200107-MM, EFFECTIVE DATE SEPTEMBER 7, 2023 AT 8:00 AM, ISSUED SEPTEMBER 14, 2023 AT 8:00 AM.
5. SUBJECT TO ENTERGY TEXAS, INC. 10 FEET WIDE RIGHT-OF-WAY, SERVIDITUDE AND EASEMENT, AS RECORDED IN INSTRUMENT NO. 1902970, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND AS SHOWN HEREON.
6. THE DISTANCES SHOWN IN PARENTHESIS ARE RECORD CALLS, INSTRUMENT NO. 2400556 (OPRWCT).
7. (OPRWCT) DENOTES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

SURVEY MAP

SHOWING A SURVEY OF 24.538 ACRES AND 34.730 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON, LYING AND BEING SITUATED IN WALLER COUNTY, TEXAS, PART OF THE MCLIN BRACEY SURVEY, A-15, BEING A RESURVEY OF PART OF THE SAME LAND DESCRIBED AS 59.468 ACRES IN THE DISTRIBUTION DEED FROM BUFFY KAY MARTINEZ, INDEPENDENT EXECUTOR OF THE ESTATE OF RICHARD N. LAMINACK, DECEASED TO ELAINE ROSEN, DATED JANUARY 8, 2024, AS RECORDED IN INSTRUMENT NO. 2400556, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

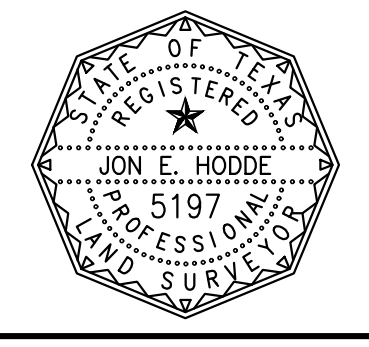
CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WALLER

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 24.538 ACRES AND 34.730 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 4, TSPS LAND TITLE SURVEY.

DATED THIS 6TH DAY OF MARCH, 2025, A.D.

PROPERTY OWNER: ELAINE ROSEN
PROPERTY ADDRESS: 40693 CENTER HILL ROAD
HEMPSTEAD, TEXAS 77445



Jon E. Hodde
JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENNHAM, TEXAS 77833
(979)-836-5681
TSPS SURVEY FIRM REG. NO. 10018800

W.O. NO. 8355 (ROSEN 8355.DWG) REF: ROSEN8355.LDCA
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road · Brenham, Texas 77833
979-836-5681 · 979-836-5683 (Fax)
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TSPS LAND TITLE SURVEY