

GF NO. 13-19204BKL HOMELAND TITLE  
ADDRESS: 33205 FM 1736 ROAD  
HEMPSTEAD, TEXAS 77445  
BORROWER: ALEJANDRO BLETRAN AND  
TERESA BELTRAN

THIS PROPERTY IS AFFECTED BY THE  
100 YEAR FLOOD PLAIN AS ESTABLISHED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT.  
COMMUNITY/PANEL NO. 48473C 0050 E  
MAP REVISION: 02/18/2009  
ZONE A

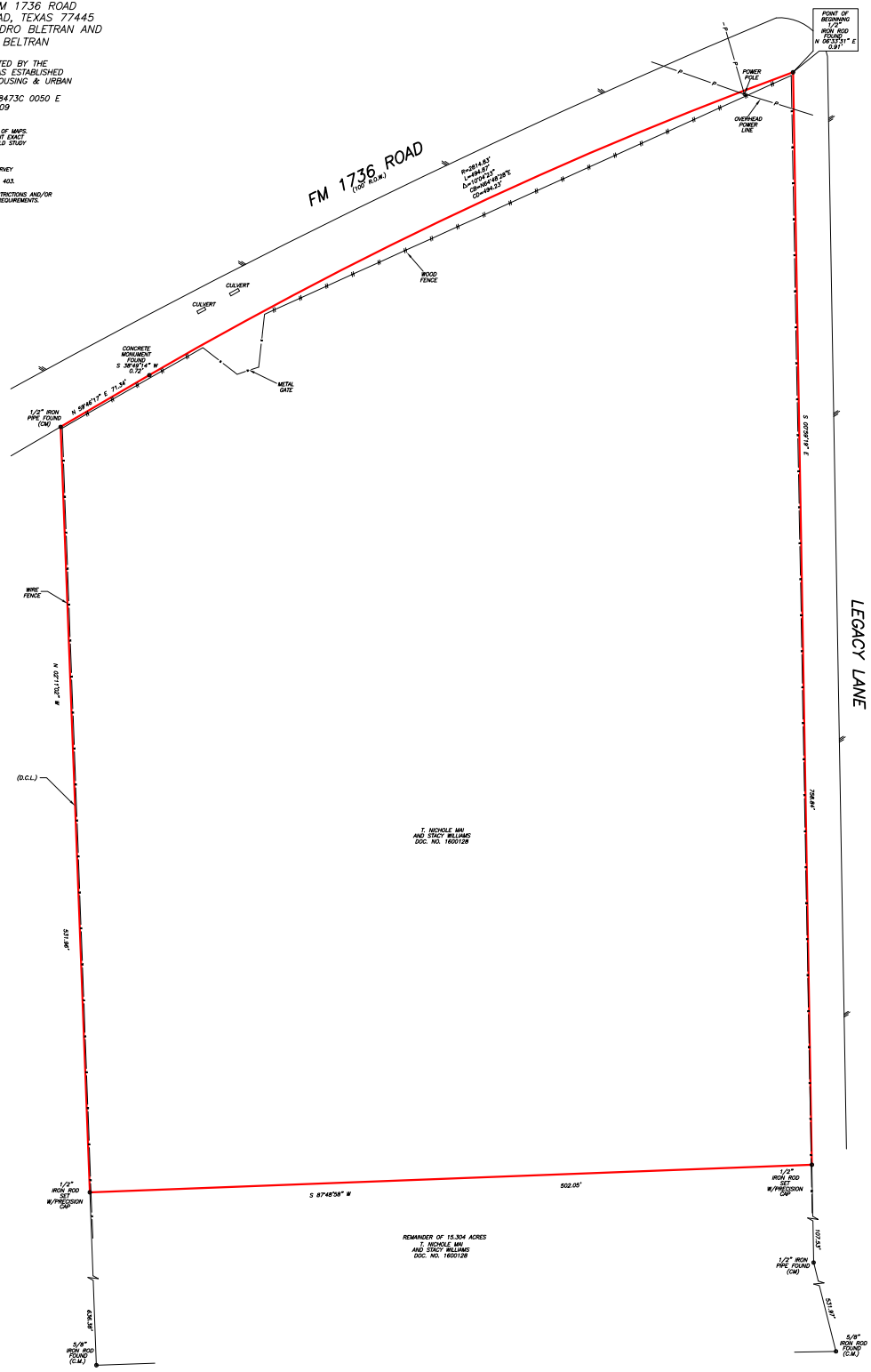
BASED ONLY ON VISUAL EXAMINATION OF MAPS  
INDICANCES OF FIRM MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: EXEMPTS PER VOL. 58A, FC. 403.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

SCALE 1" = 50'



39.353 ACRES  
T. HICKLE MM  
AND STACY WILLIAMS  
SOC. NO. 1600128

T. HICKLE MM  
AND STACY WILLIAMS  
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REMAINDER OF 15.304 ACRES  
T. HICKLE MM  
AND STACY WILLIAMS  
SOC. NO. 1600128

7.6520 ACRES  
SITUATED IN THE MCLIN BRACEY  
SURVEY, A-15 AND THE PETER HARPER  
SURVEY, A-137  
BEING PART OF LOT 1B OF THE RESUBDIVISION  
OF LOTS 1, 3 AND 6 OF NINE BAR WEST (SUBDIVISION)  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN SLIDE NO. 9-132 OF THE PLAT RECORDS  
OF WALLER COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCED TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK  
PROFESSIONAL LAND SURVEYOR  
NO. 5866  
DRAWING NO. 19-11120  
DECEMBER 30, 2019



D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING SOC. NO. 1600128 R.C.O.R.

DRAWN BY: MM

GR  
09/05/23  
3:12 PM CDT  
dotloop verified

**PRECISION SURVEYORS**  
PROFESSIONAL LAND SURVEYS  
1-800-LANDSURVEY  
www.precisionlandsurvey.com  
281-496-1056 FAX 281-496-1967  
850 TREASURER STREET SUITE 150 HOUSTON, TEXAS 77009  
210-829-4941 FAX 210-829-1555  
1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
FORM NO. 10063700

STATE OF TEXAS           §  
   §  
   §  
   §  
   §  
COUNTY OF WALLER      §

A TRACT OR PARCEL OF LAND CONTAINING 7.6520 ACRES (333,319 SQUARE FEET) SITUATED IN THE McLIN BRACEY SURVEY, ABSTRACT No. 15 AND THE PETER HARPER SURVEY, ABSTRACT No. 137, WALLER COUNTY, TEXAS AND BEING PART OF LOT 1B OF THE RE-SUBDIVISION OF LOTS 1, 3 AND 6 OF NINE BAR WEST SUBDIVISION RECORDED UNDER SLIDE No. B-132, PLAT RECORDS WALLER COUNTY, TEXAS AND BEING A PORTION OF THAT SAME CALLED 15.304 ACRE TRACT OF LAND CONVEYED TO T. NICHOLE MAI, RECORDED IN DOCUMENT No. (Doc. No.) 1600128, OFFICIAL RECORDS WALLER COUNTY, TEXAS (O.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS: Doc. No. 1600128, O.R.W.C.T.)

BEGINNING at a point (1/2" iron rod Bears N06°33'31"E, 0.91') marking the intersection of the southeast right-of-way (ROW) line of FM 1736 Road (100' ROW) and the west ROW line of Legacy Lane for the Northeast corner of herein described Tract;

THENCE S 00°59'19" E, 758.84', along the common East line of herein described Tract and the west ROW line of said Legacy Lane, to a set 1/2" iron rod with cap "Precision" for the Southeast corner of herein described Tract;

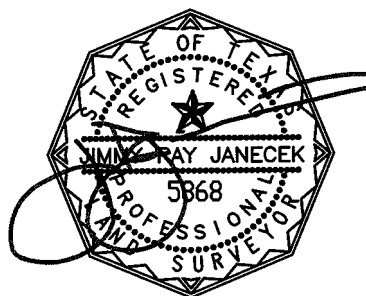
THENCE S 87°48'58" W, 502.05', severing said called 15.304 acre tract and along the South line of herein described Tract, to a set 1/2" iron rod with cap "Precision" in the east line of a called 39.353 acre tract conveyed to Stacy J. Williams, recorded in Doc. No. 1600128, O.R.W.C.T. for the Southwest corner of herein described Tract;

THENCE N 02°11'02" W, 531.96', along the West line of herein described Tract, to a found 1/2" iron pipe in the southeast ROW line of said FM 1736 Road for the common Northwest corner of herein described Tract and the northeast corner of said called 39.353 acre tract conveyed to Stacy J. Williams;

THENCE N 59°46'17" E, 71.34', along the common Northwest line of herein described Tract and the southeast ROW line of said FM 1736 Road, to a point concrete monument Bears S38°49'14"W, 0.72') at the beginning of a curve to the right for an Exterior corner of herein described Tract;

THENCE continuing along the common Northwest line of herein described Tract, the southeast ROW line of said FM 1736 Road and said curve to the right having a RADIUS of 2814.83', LENGTH of 494.87', DELTA of 10°04'23", CHORD BEARING of N64°48'28"E and a CHORD LENGTH of 494.23' to the POINT OF BEGINNING containing 7.6520 acres (333,319 square feet) of land.

(See attached Drawing)



JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
January 2, 2020  
Job No. 19-11120