

	air conditioner
	borehole
	cable tv
	electric meter
	fence or handrail
	fire dept. connection
	fire hydrant
	fire line
	guard rail
	grease trap
	bollard
	grate inlet
	gas meter
	gas test valve
	gas line
	utility pole anchor
	irrigation valve
	landscape or tree line
	landscape electric box
	landscape light
	light pole
	mailbox
	monitoring well
	overhead utility lines
	pool equipment
	road sign
	roof drain
	silt fence
	spot elevation
	sanitary sewer manhole
	sanitary sewer pipe
	storm water manhole
	storm water pipe
	telephone manhole
	tank fill lid
	telephone riser
	traffic signal pole
	unknown manhole
	utility clean out
	utility cabinet
	utility vault
	utility pole
	utility pole with riser
	utility sign
	water shutoff
	water valve
	water manhole
	water meter
	well
	water line
	one-foot contour lines
	tree trunk (with canopy)
	caliper inches at breast height
	ornamental tree
	multiple trunks
	Google 360 Hyperlink

ELECTRIC
GAS-OIL-STEAM
COMMUNICATION-CATV
WATER
SEWER
MISCELLANEOUS

Utility locations are per observed evidence and sources listed below:
TEXAS811 - ticket number(s) 2385308425.
<https://portal.texas811.org/#/ticket/2385308425>

Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the above, has agreed for these Table A items to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was conducted. The client is aware that the 811 and the like, may be a survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

This property lies within ZONE(S) X (UNSHADED & SHADED), AE & AE REGULATORY FLOODWAY of the Flood Insurance Rate Map for Waller County, Texas and Incorporated Areas, map no. 48473C0100E, dated 2009/02/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

Monuments are found if not marked MNS or CRS.

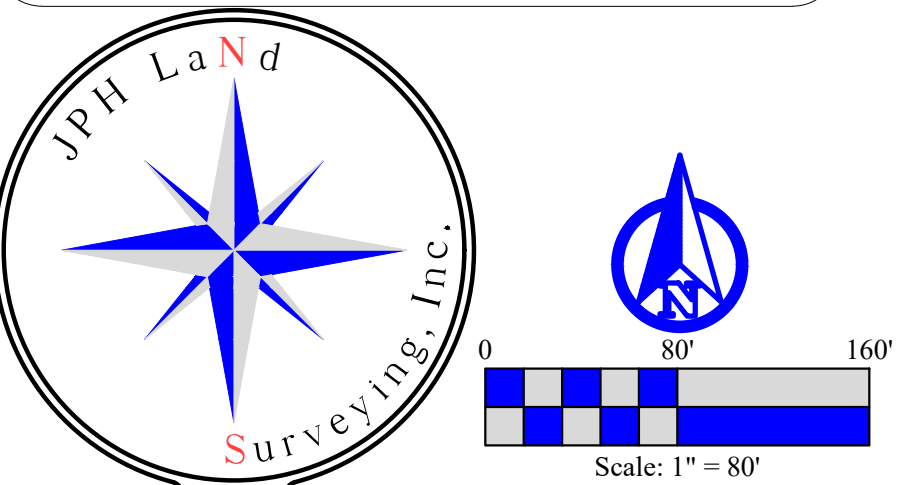
- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- TM **▲** Site benchmark (see vicinity map for general location)
- n₄ ○ "n₄" cut in concrete
- Vertical or concrete point (not a monument)
- Coordinate values, if shown, are NS, S35.71°E, 83.5CZ
- Elevations, if shown, are NAVD83 (mean ell 18)
- Bearings are based on the magnetic declination of 18
- Distances & areas shown are represented in surface values

TYPE I ○ TxDRt Right of Way tapered concrete monument.

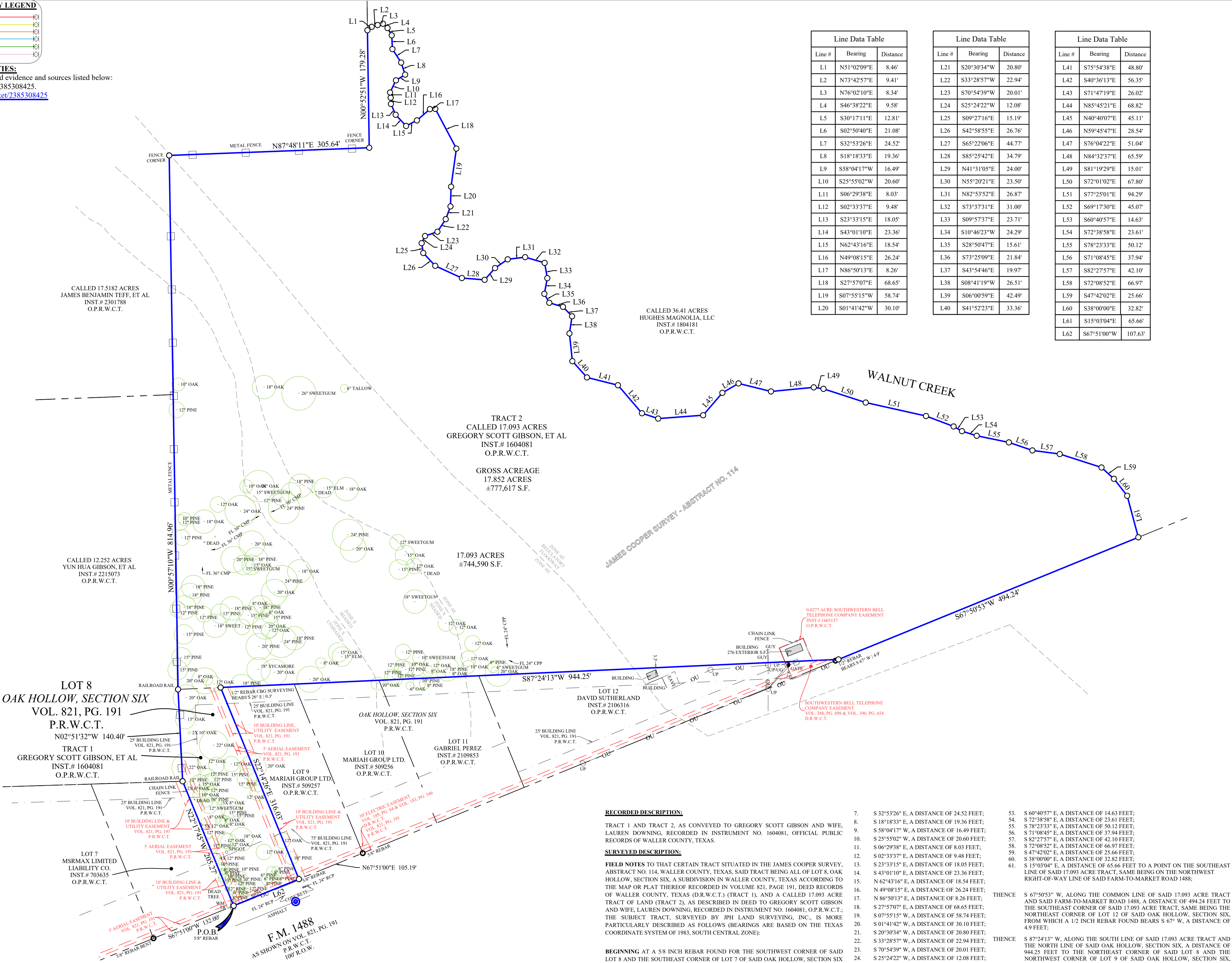
TYPE II ○ TxDRt Right of Way bronze cap in concrete.

TYPE III ○ TxDRt Right of Way aluminum cap.

US.SyFl	United States Survey Feet
TxCS/83,SCZ	Texas Coordinate System of 1983, South Central Zone
NAV/D88	North American Vertical Datum of 1988
P.R.W.C.T.	Plat Records of Waller County, Texas
O.P.R.W.C.T.	Official Public Records of Waller County, Texas
D.R.W.C.T.	Deed Records of Waller County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
PVC/RCP	Polyvinyl Chloride Pipe/Reinforced Concrete Pipe



DFW | Central Texas | West Texas | Houston | San Antonio



1. Tract 1 subject property's record description's error of closure, 0.00'.
Tract 2 subject property's record description's error of closure, 0.20'.
2. The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in asphalt approximately 292 feet northeast from the southeast corner of subject site. Benchmark Elevation = 230.97' (NAVD88). See Vicinity map for general location.
3. Substantial features and improvements were observed and collected over only a portion of the subject properties, agreed upon with the client before the start of work.

TRACT 1 AND TRACT 2, AS CONVEYED TO GREGORY SCOTT GIBSON AND WIFE
LAUREN DOWNING, RECORDED IN INSTRUMENT NO. 1604081, OFFICIAL PUBLIC
RECORDS OF WALLER COUNTY, TEXAS.

FIELD NOTES TO THE CERTAIN TRACT SITUATED IN THE JAMES COOPER SURVEY ABSTRACT NO. 114, WALLER COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 8, OAK HOLLOW, SECTION 36, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 821, PAGE 191, DEED RECORD OF WALLER COUNTY, TEXAS (D.R.W.C.T.) (TRACT 1), AND A CALLED 17.093 ACRES TRACT OF LAND (TRACT 2), AS DESCRIBED IN DEED TO GREGORY SCOTT GIBSON AND WIFE, LAUREN DOWNING, RECORDED IN INSTRUMENT NO. 1604081, O.P.R.C.V.T. THE SUBJECT TRACT, SURVEYED BY JPH LAND SURVEYING, INC. IS MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

BEGINNING AT A 5/8 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 7 OF SAID OAK HOLLOW, SECTION SE SUBDIVISION, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1488 (100' WIDE RIGHT-OF-WAY), FROM WHICH A 5/8 INCH REBAR FOUND (BENT) BEARS S 67°51'00" W, A DISTANCE OF 132.00 FEET;

THENCE N 22°17'45" W, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7, A DISTANCE OF 205.27 FEET TO A RAILROAD RAIL FOUND FOR THE WESTERLY CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 7;

THENCE N 02°51'32" W, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 140.40 FEET TO A RAILROAD RAIL FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF SAID 17.09 ACRE TRACT;

THENCE N 00°57'10" W, ALONG THE WEST LINE OF SAID 17.093 ACRE TRACT, A
DISTANCE OF 814.96 FEET TO A FENCE CORNER POST FOUND;

THENCE N 87°48'11" E, ALONG A NORTH LINE OF SAID 17.093 ACRE TRACT, A
DISTANCE OF 305.64 FEET TO A FENCE CORNER POST FOUND;

THENCE N 00°52'51" W, ALONG A WEST LINE OF SAID 17.093 ACRE TRACT, A
DISTANCE OF 179.28 FEET TO A POINT IN THE CENTERLINE OF WALNUT
CREEK;

THENCE ALONG THE NORTHEAST LINE OF SAID 17.093 ACRE TRACT AND ALONG THE MEANDERS OF SAID WALNUT CREEK, THE FOLLOWING SIXTY-ONE (61) BEARINGS AND DISTANCES:

1. N 51°02'09" E, A DISTANCE OF 8.46 FEET;
2. N 73°42'57" E, A DISTANCE OF 9.41 FEET;
3. N 76°02'10" E, A DISTANCE OF 8.34 FEET;

4. S 46°38'22" E, A DISTANCE OF 9.58 FEET;
5. S 30°17'11" E, A DISTANCE OF 12.81 FEET;
6. S 02°50'40" E, A DISTANCE OF 21.08 FEET;

7.	S 32°53'26" E, A DISTANCE OF 24.52 FEET;	53.	S 60°45'57" E, A DISTANCE OF 14.63 FEET;
8.	S 18°18'33" E, A DISTANCE OF 19.36 FEET;	54.	S 72°38'58" E, A DISTANCE OF 23.61 FEET;
9.	S 58°04'17" W, A DISTANCE OF 16.49 FEET;	55.	S 78°23'33" E, A DISTANCE OF 50.12 FEET;
10.	S 25°53'02" W, A DISTANCE OF 20.60 FEET;	56.	S 1°08'45" E, A DISTANCE OF 37.94 FEET;
11.	S 06°29'38" E, A DISTANCE OF 8.03 FEET;	57.	S 87°23'57" E, A DISTANCE OF 42.10 FEET;
12.	S 02°33'37" E, A DISTANCE OF 9.48 FEET;	58.	S 7°08'53" E, A DISTANCE OF 66.07 FEET;
13.	S 23°33'15" E, A DISTANCE OF 18.05 FEET;	59.	S 47°42'02" E, A DISTANCE OF 25.66 FEET;
		60.	S 38°00'07" E, A DISTANCE OF 32.82 FEET;
		61.	S 15°30'34" E, A DISTANCE OF 65.66 FEET TO A POINT ON THE SOUTHEAST

15 S 43°01'00" E, A DISTANCE OF 23.36 FEET; LINE OF SAID L71993 ACCT, SAME BEING ON THE NORTHWEST
16 N 62°43'16" E, A DISTANCE OF 18.84 FEET; RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 1488;
17 N 49°08'15" E, A DISTANCE OF 26.24 FEET;
18 N 86°50'11" E, A DISTANCE OF 8.26 FEET; THENCE S 67°55'37" W, ALONG THE COMMON LINE OF SAID L71993 ACCT TRACT
19 S 27°57'07" E, A DISTANCE OF 68.65 FEET; AND SAID FARM-TO-MARKET ROAD 1488, A DISTANCE OF 494.24 FEET TO
20 S 07°55'15" W, A DISTANCE OF 58.74 FEET; THE SOUTHEAST CORNER OF SAID L71993 ACCT TRACT, SAME BEING THE
21 S 01°41'42" W, A DISTANCE OF 30.80 FEET; NORTHWEST CORNER OF LOT 12 OF SAID OAK HOLLOW, SECTION SIX,
22 S 20°30'34" W, A DISTANCE OF 20.00 FEET; FROM WHICH A 1/2 INCH REBAR FOUND BEARS S 67° W, A DISTANCE
23 OF 4.95 FEET;

22. S 33°28'57" W, A DISTANCE OF 22.94 FEET; THENCE S 87°21'15" W, ALONG THE SOUTH LINE OF LOT 17/93 ACRE TRACT AND
23. S 70°54'39" W, A DISTANCE OF 20.01 FEET; THE NORTH LINE OF SAID OAK HOLLOW, SECTION SIX, A DISTANCE OF
24. S 25°24'22" W, A DISTANCE OF 12.08 FEET; 944.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 AND
25. S 09°27'16" E, A DISTANCE OF 15.19 FEET; THE NORTHWEST CORNER OF LOT 9 OF SAID OAK HOLLOW, SECTION SIX,
26. S 47°58'55" E, A DISTANCE OF 56.76 FEET; FROM WHICH A 1/2 INCH CAPPED REBAR STAMPED "CBG SURVEYING"
27. S 47°58'55" E, A DISTANCE OF 56.76 FEET; FROM BEARS S 26° E, A DISTANCE OF 0.31 FEET.

27. S 65°22'06" E, A DISTANCE OF 44.77 FEET; THENCE S 22°42'26" E, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9,
28. S 85°25'42" E, A DISTANCE OF 34.79 FEET; A DISTANCE OF 136.03 FEET TO A 5/8 INCH REBAR FOUND FOR THE
29. N 41°31'05" E, A DISTANCE OF 24.00 FEET; SOUTHEAST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF
30. S 55°20'21" E, A DISTANCE OF 23.50 FEET; SAID LOT 9, SAME BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF
31. N 82°53'52" E, A DISTANCE OF 26.87 FEET; FARM-TO-MARKET ROAD 1488, FROM WHICH A 5/8 INCH REBAR FOUND
FOR THE SOUTHEAST CORNER OF SAID LOT 9 BEARS N 67°51'00" E, A

32. S 73°37'31" E, A DISTANCE OF 31.00 FEET; DISTANCE OF 105.19 FEET;

33. S 09°57'37" E, A DISTANCE OF 23.71 FEET; THENCE S 67°51'00" W, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID FARM-TO-MARKET ROAD 1488, A DISTANCE OF 107.63 FEET TO THE POINT OF BEGINNING, ENCL O S I N G 17 852 A C R E S (+744 590 S Q U A R E F E E T).

34. S 10°46'23" W, A DISTANCE OF 24.29 FEET;

35. S 28°50'47" E, A DISTANCE OF 15.61 FEET;
36. S 73°25'09" E, A DISTANCE OF 21.84 FEET;
37. S 43°54'46" E, A DISTANCE OF 19.97 FEET;
38. S 22°44'07" E, A DISTANCE OF 26.51 FEET;

38. S 08°41'19" W, A DISTANCE OF 26.51 FEET;
39. S 06°00'59" E, A DISTANCE OF 42.49 FEET;
40. S 41°52'23" E, A DISTANCE OF 33.36 FEET;
41. S 75°54'38" E, A DISTANCE OF 48.80 FEET.

42. S 40°36'13" E, A DISTANCE OF 56.35 FEET;
43. S 71°47'19" E, A DISTANCE OF 26.02 FEET;
44. N 85°45'21" E, A DISTANCE OF 68.82 FEET;

45. N 40°40'07" E, A DISTANCE OF 45.11 FEET;
46. N 59°45'47" E, A DISTANCE OF 28.54 FEET;
47. S 76°04'22" E, A DISTANCE OF 51.04 FEET;

48. N 84°32'37" E, A DISTANCE OF 65.59 FEET;
49. S 81°19'29" E, A DISTANCE OF 15.01 FEET;
50. S 72°01'02" E, A DISTANCE OF 67.80 FEET;
51. S 37°06'04" E, A DISTANCE OF 64.30 FEET;

51. S 77°25'01" E, A DISTANCE OF 94.29 FEET;
52. S 69°17'30" E, A DISTANCE OF 45.07 FEET;

This survey was performed with the benefit of a title commitment provided by Stewart Title Company, G#H 2167397, effective October 19, 2023, and issued October 24, 2023. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for** documents filed with, or **schedule B** of the title commitment. There may be other agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

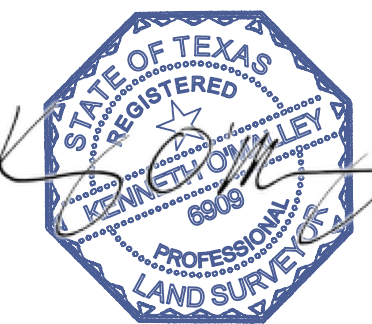
The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title commitment.

		If more than one tract is being addressed, the chart below will use the tract designers used in the title commitment.									
Schedule B Exception #	Recording Information (may include grantee and exception type)	Label Sheet Location (see edge of sheet for grid values)	Is location shown	Is line within crosses, or touches the indicated tract	It is not on, does not touch, and/or does not directly affect the indicated tract	It is blanketed in nature	Is location could not be determined from the record document	There was no observed evidence at the time of the fieldwork	It limits access to an otherwise abutting right of way	Documents are illegible	May have been released or otherwise terminated
1.1	Restrictive Covenants Vol. 367, Pg. 906, D.R.W.C.T.			T1		T1					
1.2	Restrictive Covenants Vol. 385, Pg. 445, D.R.W.C.T.			T1		T1					
1.3	Restrictive Covenants Vol. 821, Pg. 191, D.R.W.C.T.			T1		T1					
1.4	Restrictive Covenants Inst.# 2019005966, O.P.R.W.C.T.			T1		T1					
1.5	Restrictive Covenants Inst.# 2019008462, O.P.R.W.C.T.			T1		T1					
10.b (1)	10 th Electric Easement Vol. 189, Pg. 94, D.R.W.C.T.	E7	X	T1							
10.b (2)	10 th Electric Easement Vol. 821, Pg. 191, F.R.W.C.T.	E7	X	T1							
10.c	10 th Utility Easement Vol. 821, Pg. 191, F.R.W.C.T.	C7, D6	X	T1							
10.d	5 th Aerial Easement Vol. 821, Pg. 191, F.R.W.C.T.	C7, D6	X	T1							
10.e (1)	Utility Easement Vol. 388, Pg. 899, D.R.W.C.T.	H6	X	T2							
10.e (2)	Utility Easement Vol. 390, Pg. 654, D.R.W.C.T.	H6	X	T2							
10.f	Oil, Gas and Minerals Vol. 350, Pg. 800, D.R.W.C.T.			X		X					
10.g	Oil, Gas and Minerals Vol. 830, Pg. 691, D.R.W.C.T.			X		T1					
10.h	Building Setback Lines Vol. 821, Pg. 191, F.R.W.C.T.	D7, C6	X	T1							
10.i	10 th Electric Easement Vol. 183, Pg. 546, D.R.W.C.T.	E7	X	T1							
10.j	Utility Easement Inst.# 1603137, O.P.R.W.C.T.	H5	X	T2							
10.k (1)	Oil, Gas and Minerals Vol. 1034, Pg. 681, D.R.W.C.T.			T2		T2					
10.k (2)	Oil, Gas and Minerals Vol. 1189, Pg. 504, D.R.W.C.T.						X				
10.k (3)	Oil, Gas and Minerals Vol. 1205, Pg. 254, D.R.W.C.T.						X				
10.k (4)	Oil, Gas and Minerals Vol. 1246, Pg. 735, D.R.W.C.T.						X				

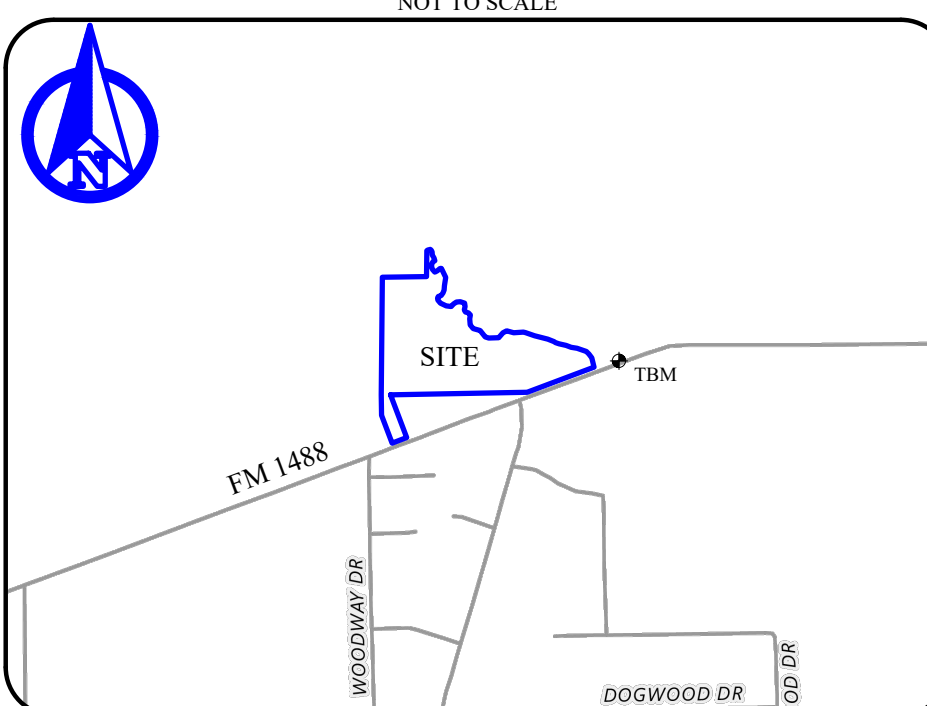
St. John's Tid. C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7b1, 8 of Table A thereof. The fieldwork was completed on January 25, 2024.

February 5, 2024



NOT TO SCALE



ALTA / NSPS LAND TITLE SURVEY
17.852 ACRES
SITUATED IN THE
JAMES COOPER SURVEY
ABSTRACT NO. 114
WALLER COUNTY, TEXAS

ADDRESS: 24430 FM 1488 WALLER TX (PER APPRAISAL DISTRICT)