



FOR A 151.7399 ACRE TRACT OF LAND CONTAINING A 4.668  
ACRE INGRESS-EGRESS & PUBLIC UTILITY EASEMENT, A  
15.0664 ACRE CONSERVATION EASEMENT (CLERK'S FILE NO.  
1606159) & A PORTION OF A 9.4912 ACRE CONSERVATION  
EASEMENT (CLERK'S FILE NO. 1606159) AND THE RESIDUE OF  
A CALLED 300.00 ACRE TRACT (CLERK'S FILE NO. 1600714)  
LOCATED IN THE ANDREW MCSTEE SURVEY, ABSTRACT 534,  
HARRIS COUNTY, AND THE ANDREW MCSTEE SURVEY,  
ABSTRACT 220 & JOHN BAKER SURVEY, ABSTRACT 71,  
WALLER COUNTY, TEXAS.

For Clay & Leyendecker, Inc.  
Herman M. Clay Jr., R.P.L.S  
Texas Registration No. 2732

1. This survey consists of a separate plat and legal description.
2. This survey was made without the benefit of a Title Commitment/Report and may be subject to Easements and/or Restrictions not shown.
- 2.1. Unable to field verify the location of the Easement recorded in Volume 618, Page 478 Official Public Records.
- 2.2. The Easements recorded in Clerk's File Nos. 2006896 & 2009389 Official Public Records are not located within this tract.
3. The shaded portion of this property is in the 100 year Flood Plain, according to the Waller County, Texas Flood Plain Map Community Panel No. 48473C0075e dated February 18, 2009.
4. All bearings and/or distances herein are based on the East line of this tract running South 02° 15' 50" East.
5. Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

**Clay & Leyendecker, Inc.**  
Consulting Engineers & Surveyors  
1350 Ave. D, Katy, Texas 77493 / (281) 391-0173  
Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

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|------------|----|------------|-----------|
| Scale :    |    | 1" = 100'  |           |
| File Name: |    | 21-139(C)D |           |
| Dwn. By :  | BR | Date :     | 1-25-2022 |