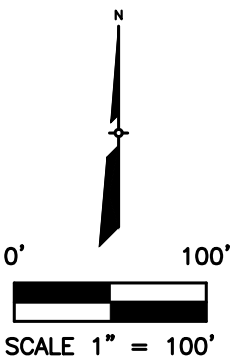
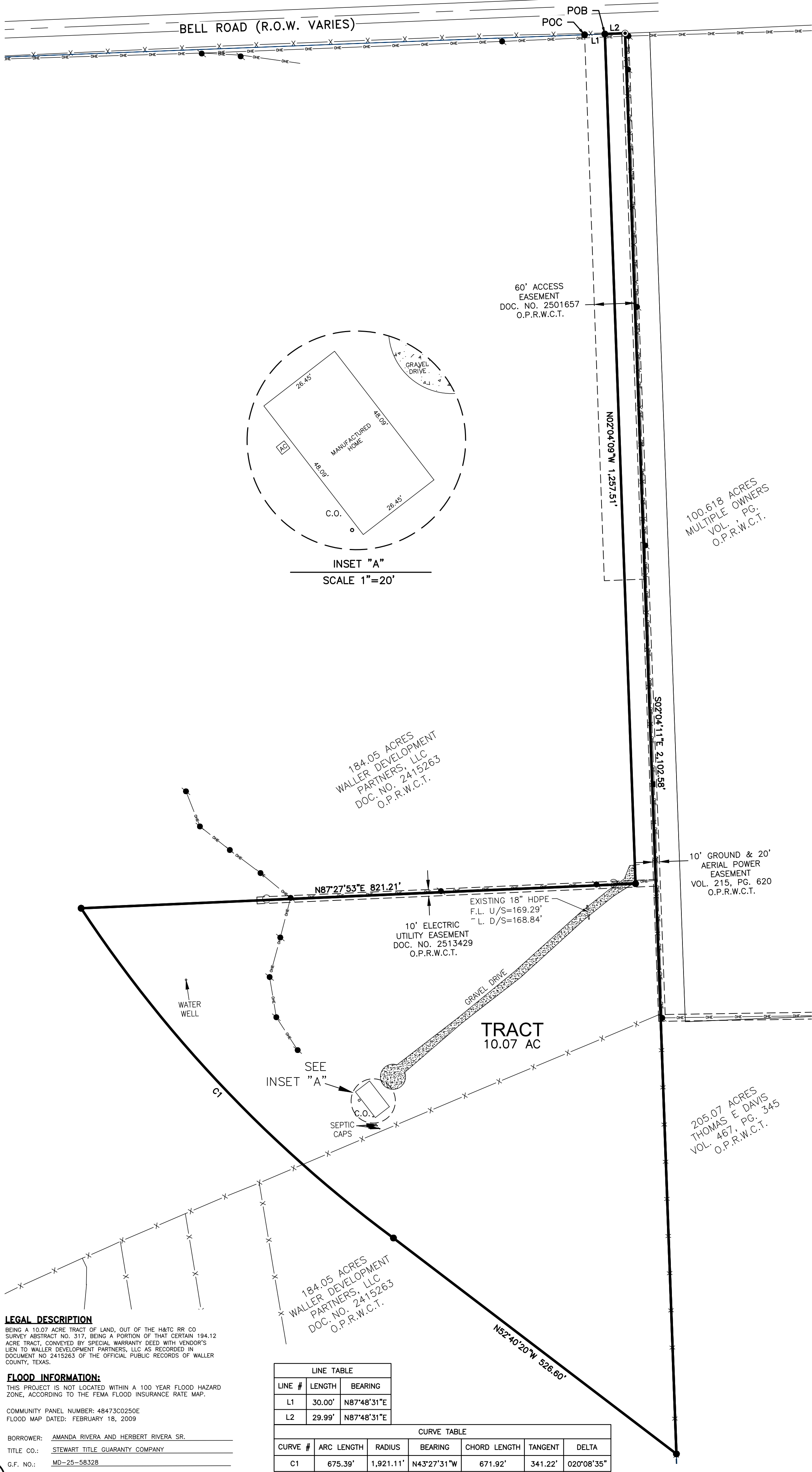


120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
512-312-5040
TBPELS FIRM REG. F-3524
TBPELS FIRM REG. 10194981



CATEGORY 1A TITLE SURVEY
ADDRESS: 35875 BELL ROAD
WALLER, TEXAS 77484



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET W/ ORANGE CAP STAMPED "CUATRO 7213"
- DENOTES 1/2" ST. SK. FND.
- △ DENOTES CALCULATED POINT
- CONCRETE MONUMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- X-X- EXISTING WIRE FENCE
- EXISTING CHAINLINK FENCE
- OHE- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- Ⓜ WATER METER
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- J.U.A.E. JOINT USE ACCESS EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83

SCHEDULE B - 10:

- RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY)
- ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH RIGHTS OF TENANTS IN POSSESSION.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- RIGHT-OF-WAY EASEMENT GRANTED TO COUNTY OF WALLER, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 196, PAGE 142, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. **DOES NOT AFFECT THIS TRACT, NOT SHOWN ON PLOT.**
- RIGHT-OF-WAY EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 215, PAGE 620, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. **DOES AFFECT THIS TRACT, SHOWN ON PLOT.**
- EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 228, PAGE 304, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. **DOES NOT AFFECT THIS TRACT, NOT SHOWN ON PLOT.**
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 190, PAGE 266, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **DOES AFFECT THIS TRACT, UNABLE TO PLOT.**
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 153, PAGE 493, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **DOES AFFECT THIS TRACT, UNABLE TO PLOT.**
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 402, PAGE 495, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **MAY AFFECT THIS TRACT, UNABLE TO PLOT.**
- AN OIL, GAS AND MINERAL LEASE, EXECUTED BY RICHARD W. DENENA AS LESSOR AND KEN SAVAGE & ASSOCIATES, INC. AS LESSEE, RECORDED ON APRIL 6, 2003 IN BOOK 950, PAGE 733; VOLUME 950, PAGE 735; VOLUME 950, PAGE 737; VOLUME 950, PAGE 739; VOLUME 950, PAGE 741; VOLUME 950, PAGE 743; VOLUME 950, PAGE 745; VOLUME 950, PAGE 747 AND VOLUME 956, PAGE 836 IN THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS. **MAY AFFECT THIS TRACT, UNABLE TO PLOT.**
- ACCESS EASEMENT AS SET FORTH AND DESCRIBED/DEFINED BY INSTRUMENT FILED FOR RECORD UNDER WALLER COUNTY CLERK'S FILE NO(S). 2501657. **DOES AFFECT THIS TRACT, SHOWN ON PLOT.**
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
- IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:
OWNER'S AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF WALLER COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.
OWNER'S POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$..... LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.
LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY.

SURVEYOR NOTES:

- RECORD CALLS ARE SAME AS PROVIDED.

THE UNDERSIGNED DOES HEREBY CERTIFY TO AMANDA RIVERA AND HERBERT RIVERA SR. AND WALLER DEVELOPMENT PARTNERS, LLC AND STEWART TITLE GUARANTY COMPANY, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV, TSPS LAND TITLE SURVEY.



DATE: 12-08-2025

CHRIS ELIZONDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7213

LEGAL DESCRIPTION

BEING A 10.07 ACRE TRACT OF LAND, OUT OF THE H&TC RR CO SURVEY ABSTRACT NO. 317, BEING A PORTION OF THAT CERTAIN 194.12 ACRE TRACT, CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO WALLER DEVELOPMENT PARTNERS, LLC AS RECORDED IN DOCUMENT NO 2415263 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

FLOOD INFORMATION:

THIS PROJECT IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP.

COMMUNITY PANEL NUMBER: 48473C0250E
FLOOD MAP DATED: FEBRUARY 18, 2009

BORROWER: AMANDA RIVERA AND HERBERT RIVERA SR.

TITLE CO.: STEWART TITLE GUARANTY COMPANY

G.F. NO.: MD-25-58328

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N87°48'31"E
L2	29.99'	N87°48'31"E

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT
C1	675.39'	1,921.11'	N43°27'31"W	671.92'	341.22'