VICINITY MAP

SCALE: 1" = 200'

NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20 40 60 Feet

LOT B

FND 5/8" # BLIND N 02°13'08" E 0.58'

HIGH POINT STREET

N 87°27'52" E 140.74'

SET 5/8"R W/CAP STAMPED "RPK LAND SERVICES"

CONCRETE

N 02°32'08" W 65.00'

S 02°32'08" E 65.00'

LOT 9
BLOCK 2
BROOKSIDE PRAIRIE VIEW LLC
INST. No. 1203990
O.P.R.W.C., Tx.

2 STORY WOOD BUILDING

CABLE BOX

SPED

FND 5/8" R

S 87°27'52" W 140.74'

SET 5/8"R W/CAP STAMPED "RPK LAND SERVICES"

LOT 10

DESCRIPTION

BEING ALL OF LOT 9, BLOCK 2 OF
THE REPLAT OF BROOKSIDE MEADOW SUBDIVISION, AS
RECORDED IN VOLUME 951, PAGE 672, WALLER COUNTY
DEED RECORDS SITUATED IN THE
JUSTO LIENDO SURVEY, ABSTRACT NO. 41,
WALLER COUNTY, TEXAS

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. WR-21-056 OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF AUGUST 23, 2021 ISSUED DATE OF SEPTEMBER 13, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48473C0135F REVISED/DATED MAY 16, 2019, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SCHEDULE 'B' NOTES

1.) COVENANTS, CONDITIONS, RESERVATIONS, EASEMENT, BUILDING LINES AND RESTRICTIONS APPLICABLE TO BROOKSIDE MEADOW SUBDIVISION (REPLAT), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

10a SUCH PRESENTLY VALID AND SUBSISTING EASEMENTS, IF ANY, TO WHICH THE ABOVE PROPERTY IS SUBJECT, AS MAY BE ACTUALLY LOCATED UPON THE GROUND, WHICH ARE NOT OF RECORD.

10b ANY PORTION OF THE PROPERTY HEREIN DESCRIBED, IF ANY, WHICH FALLS WITHIN THE BOUNDARIES OF ANY ROAD OR ROADWAY.

10c ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

10f. COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO BROOKSIDE MEADOW SUBDIVISION (REPLAT), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 951, PAGE 672, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

10i. FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ADJACENT TO ALL STREETS AND SUBDIVISION BOUNDARIES AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

10j. RIGHT OF WAY EASEMENT DATED FEBRUARY 19, 2002, EXECUTED BY L&F HOMES AND DEVELOPMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1032, PAGE 366, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10k. RIGHT OF WAY EASEMENT DATED FEBRUARY 15, 2002, EXECUTED BY J.V. 28 ACRES PRAIRIE VIEW TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1032, PAGE 370, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10l. FIVE FOOT (5') WIDE BUILDING LINES ON SIDE LOT LINES AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10m SEVEN AND ONE-HALF FOOT (7.5') WIDE BUILDING LINES ON REAR LOTS AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10n TWENTY-FIVE FOOT (25') WIDE BUILDING LINES ON FRONT LOT LINES AS SET FORTH ON PLAT RECORDED IN VOLUME 951 PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (AFFECTS SUBJECT TRACT, SHOWN HEREON)

SURVEYOR'S CERTIFICATION

TO: KAINRAM MOHAMMAD
FIRST NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION; THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN; THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS REGISTERED RONALD PATRICK KELL 6424 PROFESSIONAL LAND SURVEYOR

9/27/2021

RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424

DATE

FLOOD INFORMATION

National Flood Hazard Layer FIRMette

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

● BO	– BOLLARD	● PP	– POWER POLE	⊕ UGCS	– UNDERGROUND CABLE SIGN	FND	– FOUND
♿	– HANDICAP	● PP/T	– POWER POLE W/TRANSFORMER	⊕ CTL	– CATHODIC TEST LEAD	WCCF	– WALLER COUNTY CLERK FILE
● GM	– GAS METER	● PP/LT	– POWER POLE W/LIGHT	● MW	– MONITORING WELL	WCDR	– WALLER COUNTY DEED RECORDS
● GV	– GAS VALVE	● PP/CT	– POWER POLE W/CONDUIT	P	– PIN FLAG/PAINT MARK	WCMR	– WALLER COUNTY MAP RECORDS
● FH	– FIRE HYDRANT	● MP	– METER POLE	TC	– TOP OF CURB	IP	– IRON PIPE
● WM	– WATER METER	● SP	– SERVICE POST	G	– GUTTER	IR	– IRON ROD
● WV	– WATER VALVE	GAC	– GUY ANCHOR	TG	– TOP OF GRATE	NO.	– NUMBER
● ICV	– IRRIGATION CONTROL VALVE	OHP	– OVERHEAD POWER LINE	FL	– FLOW LINE	PG.	– PAGE
▤	– GRATE INLET	BWF	– BARBED WIRE FENCE	HB	– HIGHBANK	ROW	– RIGHT-OF-WAY
⊖	– CURB INLET	WIF	– WROUGHT IRON FENCE	SAN	– SANITARY SEWER	SQ. FT.	– SQUARE FEET
◉	– MANHOLE	WDF	– WOOD FENCE	STM	– STORM SEWER	VOL.	– VOLUME
○ CO	– CLEANOUT	CHF	– CHAINLINK FENCE	CMP	– CORRUGATED METAL PIPE	F.C.	– FILM CODE
● TP	– TELEPHONE PEDESTAL	● GP	– GATE POST	CPP	– CORRUGATED PLASTIC PIPE	B.L.	– BUILDING LINE
● ELEC	– ELECTRIC BOX	PP	– PER PLANS	RCP	– REINFORCED CONCRETE PIPE	U.E.	– UTILITY EASEMENT
● TSB	– TRAFFIC SIGNAL BOX	APPROX.	– APPROXIMATE	TEL	– TELEPHONE	◯	– WELL/SPRING
● LP	– LIGHT POLE		– HIGHBANK	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.		
● TLP	– TRAFFIC LIGHT POLE	S	– SIGN	WTR	– WATER		
● GSL	– GROUND/SPOT LIGHT	PM	– PIPELINE MARKER	UG	– UNDERGROUND		

REVISIONS

DATE	REASON	BY

RPK LAND SERVICES LLC

9984 NORHILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.636.0046
FIRM REGISTRATION NO. 101944141 | PKELL@RPKLANDSERVICES.COM

LAND TITLE SURVEY OF
LOT 9, BLOCK 2 OF
THE REPLAT OF BROOKSIDE MEADOW SUBDIVISION,
VOLUME 951, PAGE 672, WALLER COUNTY DEED RECORDS
SITUATED IN THE
JUSTO LIENDO SURVEY, ABSTRACT NO. 41
WALLER COUNTY, TEXAS

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FIELDED BY:	JA/PK	CHECKED BY: PK	JOB NO. 09 21 001
DRAWN BY:	MJT	DATE: SEPTEMBER, 2021	SHEET NO. 1 OF 1