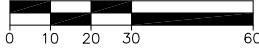


SCALE: 1" = 30'-0"



LEGEND:

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- CHAIN LINK FENCE
- ▨ COVERED
- WOOD FENCE
- ⊙ POWER POLE
- ⊙ SERVICE POLE
- ⊙ SANITARY MANHOLE
- ⊞ TELEPHONE PEDESTAL

LEGAL DESCRIPTION

A TRACT OF LAND 80.00 FEET X 233.72 FEET OUT OF THE JIM DAVIS 4.506 ACRE TRACT CALLED 5.8 ACRES IN VOLUME 53, PAGE 639 OF THE DEED RECORDS OF WALLER COUNTY IN OUTLOT #5, TOWN OF KELLNER (BROOKSHIRE) RECORDED IN VOLUME 14, PAGE 216 AND 217 OF THE DEED RECORDS OF WALLER COUNTY, IN THE WILLIAM COOPER 1 1/2 LEAGUE, WALLER COUNTY, TEXAS;

COMMENCING AT A FOUND 1/2 INCH IRON ROD MARKING THE NORTHWEST CORNER OF A 0.8127 ACRE TRACT ON THE EAST RIGHT-OF-WAY LINE OF OTTO STREET;

THENCE NORTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 132.48 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH STREET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE CONTINUING NORTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 80.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH STREET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE SOUTH 02 DEGREES 37 MINUTES 35 SECONDS EAST, A DISTANCE OF 233.72 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE NORTH 02 DEGREES 37 MINUTES 35 SECONDS WEST, A DISTANCE OF 233.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.4292 ACRES.

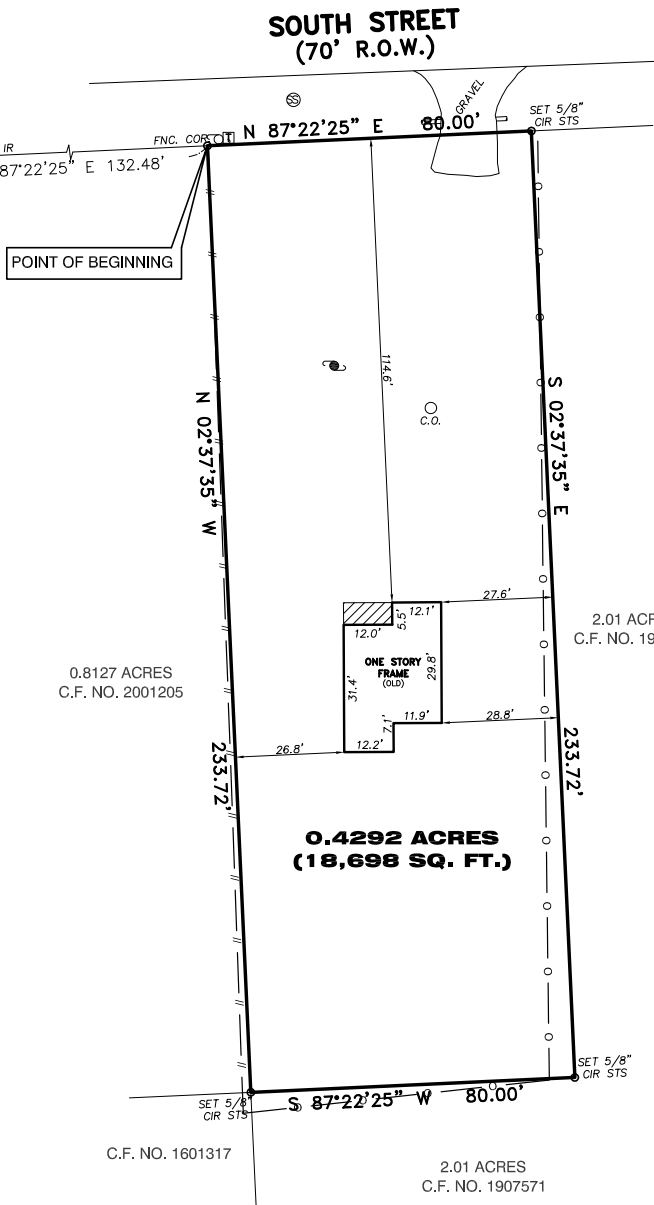
SURVEY OF

A TRACT OF LAND 80 FEET X 233.72 FEET OUT OF THE JIM DAVIS 4.506 ACRE TRACT CALLED 5.8 ACRES IN VOLUME 53, PAGE 639 OF THE DEED RECORDS OF WALLER COUNTY IN OUTLOT #5, TOWN OF KELLNER (BROOKSHIRE) RECORDED IN VOLUME 14, PAGE 216 AND 217 OF THE DEED RECORDS OF WALLER COUNTY, IN THE WILLIAM COOPER 1 1/2 LEAGUE, WALLER COUNTY, TEXAS;

NOTES:

1. BEARING BASIS IS THE SOUTH R.O.W. LINE OF SOUTH STREET BEING N 87°22'25" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 205537-H.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48473C 0350E, DATE 02-18-2009, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

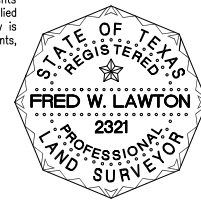


SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 205537-H of FIRST NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 4115 SOUTH STREET
 CITY: BROOKSHIRE, TEXAS 77423

JOB NO.:0091-22 SCALE: 1" = 30' DATE: 1-20-22 SHEET 1 OF 1



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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 (281) 556-6918 FAX (281) 556-9331

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