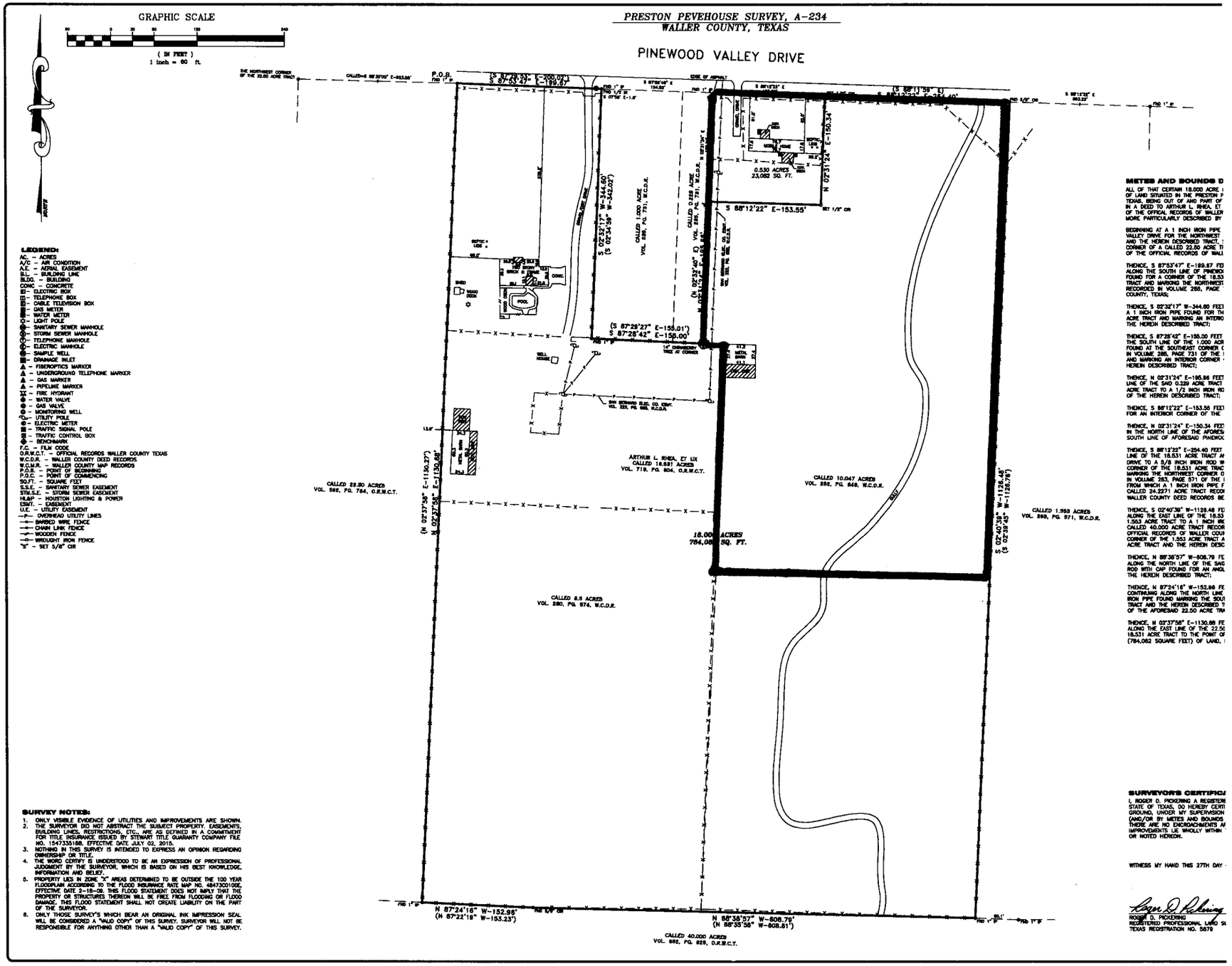
PRESTON PEVEHOUSE SURVEY, A-234
WALLER COUNTY, TEXAS
PINEWOOD VALLEY DRIVE
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
CONC – CONCRETE
– ELECTRIC BOX
– TELEPHONE BOX
– CABLE TELEVISION BOX
– GAS METER
– WATER METER
– LIGHT POLE
– SANITARY SEWER MANHOLE
– STORM SEWER MANHOLE
– TELEPHONE MANHOLE
– ELECTRIC MANHOLE
– SAMPLE WELL
– DRAINAGE INLET
– FIBEROPTICS MARKER
– UNDERGROUND TELEPHONE MARKER
– GAS MARKER
– PIPELINE MARKER
– FIRE HYDRANT
– WATER VALVE
– GAS VALVE
– MONITORING WELL
– UTILITY POLE
– ELECTRIC METER
– TRAFFIC SIGNAL POLE
– TRAFFIC CONTROL BOX
– BENCHMARK
F.C. – FILM CODE
O.R.W.C.T. – OFFICIAL RECORDS WALLER COUNTY TEXAS
W.C.D.R. – WALLER COUNTY DEED RECORDS
W.C.M.R. – WALLER COUNTY MAP RECORDS
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
SQ.FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM.S.E. – STORM SEWER EASEMENT
H&BP – HOUSTON LIGHTING & POWER
ESMT. – EASEMENT
U.E. – UTILITY EASEMENT
– OVERHEAD UTILITY LINES
– BARBED WIRE FENCE
– CHAIN LINK FENCE
– WOODEN FENCE
– WROUGHT IRON FENCE
"S" – SET 5/8" CIR
SURVEY NOTES:
1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY FILE NO. 1547335188, EFFECTIVE DATE JULY 02, 2015.
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. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48473C0100E, EFFECTIVE DATE 2-16-06. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ONLY THOSE SURVEY'S WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.
P.O.B. FND 1" IR
(S 87°53'47" E-200.00')
S 87°53'47" E-199.67'
FND 1" IR
FND 1/2" IR
S 87°56' E-1.8'
S 87°56'48" E
194.69'
FND 1" IR
EDGE OF ASPHALT
S 88°12'22" E-894.40'
(S 88°13'59" E)
S 88°13'22" E
893.22'
FND 1/2" CIR
FND 1" IR
THE NORTHWEST CORNER OF THE 22.50 ACRE TRACT
CALLED-S 88°30'00" E-893.69'
0.530 ACRES
23,082 SQ. FT.
N 02°31'24" E-150.34'
S 88°12'22" E-153.55'
SET 1/2" CIR
CALLED 1.000 ACRE
VOL. 285, PG. 731, W.C.D.R.
CALLED 0.239 ACRE
VOL. 285, PG. 731, W.C.D.R.
S 02°32'17" W-344.60'
(S 02°34'59" W-342.02')
(N 02°33'40" E)
N 02°34'59" E-342.02'
SAN BERNARD ELEC. CO. ESMT.
VOL. 223, PG. 586, W.C.D.R.
SHED
WOOD DECK
POOL
SEPTIC + LEACH
(S 87°29'27" E-155.01')
S 87°28'42" E-155.00'
14" CHINABERRY TREE AT CORNER
WELL HOUSE
SAN BERNARD ELEC. CO. ESMT.
VOL. 223, PG. 586, W.C.D.R.
ARTHUR L. RHEA, ET UX
CALLED 18.531 ACRES
VOL. 719, PG. 804, O.R.W.C.T.
CALLED 22.50 ACRE
VOL. 592, PG. 764, O.R.W.C.T.
(N 02°37'58" E-1130.27')
N 02°37'58" E-1130.68'
CALLED 10.047 ACRES
VOL. 285, PG. 848, W.C.D.R.
CALLED 1.553 ACRES
VOL. 285, PG. 871, W.C.D.R.
S 02°40'39" W-1126.48'
(S 02°39'45" W-1126.78')
18.000 ACRES
784,082 SQ. FT.
CALLED 8.5 ACRES
VOL. 280, PG. 874, W.C.D.R.
N 87°24'16" W-152.98'
(N 87°22'19" W-153.23')
N 88°38'57" W-808.79'
(N 88°38'58" W-808.81')
CALLED 40.000 ACRES
VOL. 882, PG. 828, O.R.W.C.T.
METES AND BOUNDS D
ALL OF THAT CERTAIN 18.000 ACRE
OF LAND SITUATED IN THE PRESTON P
TEXAS, BEING OUT OF AND PART OF
IN A DEED TO ARTHUR L. RHEA, ET
OF THE OFFICIAL RECORDS OF WALLER
MORE PARTICULARLY DESCRIBED BY
BEGINNING AT A 1 INCH IRON PIPE
VALLEY DRIVE FOR THE NORTHWEST
AND THE HEREIN DESCRIBED TRACT,
CORNER OF A CALLED 22.50 ACRE TI
OF THE OFFICIAL RECORDS OF WALL
THENCE, S 87°53'47" E-189.67 FE
ALONG THE SOUTH LINE OF PINEWO
FOUND FOR A CORNER OF THE 18.53
TRACT AND MARKING THE NORTHWEST
RECORDED IN VOLUME 285, PAGE
COUNTY, TEXAS;
THENCE, S 02°32'17" W-344.60 FEE
A 1 INCH IRON PIPE FOUND FOR TH
ACRE TRACT AND MARKING AN INTERIO
THE HEREIN DESCRIBED TRACT;
THENCE, S 87°28'42" E-155.00 FEET
THE SOUTH LINE OF THE 1.000 ACR
FOUND AT THE SOUTHEAST CORNER
IN VOLUME 285, PAGE 731 OF THE
AND MARKING AN INTERIOR CORNER
HEREIN DESCRIBED TRACT;
THENCE, N 02°31'24" E-150.96 FEET
LINE OF THE SAID 0.239 ACRE TRACT
ACRE TRACT TO A 1/2 INCH IRON RO
OF THE HEREIN DESCRIBED TRACT;
THENCE, S 88°12'22" E-153.55 FEET
FOR AN INTERIOR CORNER OF THE
THENCE, N 02°31'24" E-150.34 FEE
IN THE NORTH LINE OF THE AFORESA
SOUTH LINE OF AFORESAID PINEWO
THENCE, S 88°12'22" E-294.40 FEET
LINE OF THE 18.531 ACRE TRACT AN
DRIVE TO A 5/8 INCH IRON ROD W
CORNER OF THE 18.531 ACRE TRAC
MARKING THE NORTHWEST CORNER O
IN VOLUME 283, PAGE 571 OF THE
FROM WHICH A 1 INCH IRON PIPE F
CALLED 24.2271 ACRE TRACT RECO
WALLER COUNTY DEED RECORDS BE
THENCE, S 02°40'39" W-1126.48 FE
ALONG THE EAST LINE OF THE 18.53
1.553 ACRE TRACT TO A 1 INCH IR
CALLED 40.000 ACRE TRACT RECOR
OFFICIAL RECORDS OF WALLER COU
CORNER OF THE 1.553 ACRE TRACT A
ACRE TRACT AND THE HEREIN DESC
THENCE, N 88°38'57" W-808.79 FE
ALONG THE NORTH LINE OF THE SAID
ROD WITH CAP FOUND FOR AN ANGL
THE HEREIN DESCRIBED TRACT;
THENCE, N 87°24'16" W-152.98 FE
CONTINUING ALONG THE NORTH LINE
IRON PIPE FOUND MARKING THE SOU
TRACT AND THE HEREIN DESCRIBED T
OF THE AFORESAID 22.50 ACRE TRA
THENCE, N 02°37'58" E-1130.88 FE
ALONG THE EAST LINE OF THE 22.50
18.531 ACRE TRACT TO THE POINT OF
(784,082 SQUARE FEET) OF LAND,
SURVEYOR'S CERTIFICA
I, ROGER D. PICKERING A REGISTER
STATE OF TEXAS, DO HEREBY CERTI
GROUND, UNDER MY SUPERVISION
(AND/OR BY METES AND BOUNDS
THERE ARE NO ENCROACHMENTS AF
IMPROVEMENTS LIE WHOLLY WITHIN
OR NOTED HEREON.
WITNESS MY HAND THIS 27TH DAY
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SU
TEXAS REGISTRATION NO. 5679