

WILLIAMS COOPER
SURVEY
ABSTRACT 20

HOLLI M. RIVAS
C.F. NO 1303658
O.P.R.W.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

(A)
FND 1" I.P.

244.79'

SCALE 1" = 60'



MARTIN LOPEZ
C.F. NO 606093
O.P.R.W.C.

WILLIAM C. BURNETT
C.F. NO 1605288
O.P.R.W.C.

SANTOBUILT, LLC
C.E. NO 2206048
O.P.R.W.C.

NORTH 669.71'

SOUTH 669.32'

REMAINDER OF
DAVE VAUGHN ESTATE DIVISION
VOL. 182, PG. 642
O.P.R.W.C.

BERNICE WILSON
C.F. NO 982889
O.P.R.W.C.

DARRELL L. MURRAY
C.F. NO. 148158
O.P.R.W.C.

0.5011 ACRES
(21,826 SQ.FT.)
(VACANT)

87.62'

FND 1" I.P.

FND 1" I.P.

ANGALIA DURIO
C.F. NO 2208996
O.P.R.W.C.

(B)
FND 3/4" I.P.

N89°49'20"E
32.60'

FND 3/4" I.P.

L2

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

195.60'

FND 1" I.P.

32.60'

FND 1" I.P.

P.O.B.
SW. CORNER OF
DAVE VAUGHN ESTATE DIVISION
RECORDED IN VOL. 182, PG. 642
O.P.R.W.C.

11TH STREET
(R.O.W. VARIES)

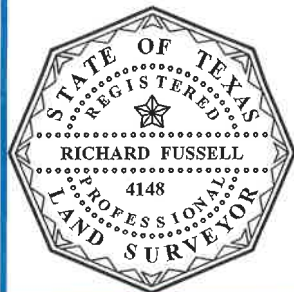
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO DARRELL L. MURRAY, RECORDED IN COUNTY CLERK'S FILE NO. 148158 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO GAIL GREELEY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5011 ACRES (21,826 SQUARE FEET) SITUATED IN THE WILLIAMS COOPER SURVEY, ABSTRACT 20, WALLER COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:
TBD

ADDRESS:
11TH STREET



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
NOVEMBER 18, 2022 AND THAT THIS PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND
THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.

RICHARD FUSSELL
RPL# 4148



LEGEND

GRAVEL ——— FENCE
—oo—oo—oo CHAIN LINK

LINE	BEARING	DISTANCE
L1	S 89°29'20" E	32.60'
L1	S 89°49'20" W	32.60'

Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax (281)393-1383

FIELD CREW: JO	TECH: SF	DATE: 11-22-22
DRAFTER: JB	FINAL CHECK: EF	JOB#: 11-118655-22