Notes:
I. Basis of bearings: South line of subject property
per the recorded deed.
2. Survey performed without the benefit of a
title report and may be subject to easements
and/or restrictions not shown. This property lies within ZONE X as SCALED from FEMA Map Panel Number 48473C0075E dated February 18, 2009. DISTANCE 40.00' 134.61 N 01°12'45" W S 89°14' 00" W THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN. _3 S 89°14'00" W This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such. X WIRE FENCE - O - WROUGHT IRON FENCE REMAINDER OF A CALLED 59 ACRES VOLUME 271, PAGE 369 D.R.W.C.T. (CALL N 89°14'00" E 597.78') Found I" Iron Pipe Found 1" Iron Pipe N 89° II '49" E 601.32' Set Iron Rod W/Survey Cap 306.31 295.01 TOTAL ACREAGE 23.447 ACRE S 89° 14'00" W CALLED 23.391 ACRES VOLUME 485, PAGE 656 D.R.W.C.T. 295.01 Set Iron Rod W/Survey Cap Set Iron Rod W/Survey Cap Set Iron Rod
W/Survey Cap Found Concrete
Monument 1.14 South Found Concrete Monument I.Ol' North DIRECTIONAL CONTROL S 89° 14'00" W 463.17' Found Concrete S 89°14'00" W 174.61' Monument Set Iron Rod Found Concrete
Monument Found Concrete Monument 1.58' North WYSurvey Cop 12.120 ACRES 11.327 ACRES (60' R.O.W. EASEMENT VOLUME 300. PAGE 328 D.R.W.C.T.) 40' X 60' EASEMENT VOL. 296, PG. 452 VOL. 485, PG. 656 D.R.W.C.T. 010 01°05'40" E DETAIL 1" = 50" Z € 1672.40 CALLED 59 ACRES VOLUME 1106, PAGE 016 D.R.W.C.T. CALLED 59 ACRES VOLUME 491. PAGE 045 D.R.W.C.T. . 58 75 S 89° 14'00" W 295.01' Set Iron Rod Set Iron Rod BEGINNING W/Survey Cap W/Survey Cap 11.327 ACRES Set Iron Rod W/Survey Cap Found Concrete Monument Found 1/2" Iron Pipe Controlling Monument S 89° 14'00" W 463.17; Found I" DUDLEY J. WHITE A-66 SURVEY LINE
JOHN BAKER A-71 POINT OF BEGINNING 12.120 ACRES POINT OF COMMENCING 11.327 ACRES COURTNEY OLD COURTNEY ROAD (60' PRESCRIPTIVE R.O.W.) (60' R.O.W. EASEMENT VOLUME 300, PAGE 328 D.R.W.C.T.) 40' X 60' EASEMENT VOL. 296. PG. 452 VOL. 485. PG. 656 D.R.W.C.T. SEE DETAIL CALLED
24.987 ACRES.
VOLUME 955. PAGE 36I
D.R.W.C.T. CALLED 23.895 ACRES. CF No. 1700752 R.P.R.W.C.T. GF No. n\a Date: January 12, 2022 Certified To: Diana Quiroz Being a 12.120 acre tract and a 11.327 acre tract of land situated in the Dudley J. White Survey, Abstract Number 66, Waller County, Texas, and being out of and part of a called 23.391 acres as described in deed recorded in Volume 485, Page 656 of the Deed Records of Waller County, Texas. Jab No. 21-0311 Scale: 1" = 100' (24 x 36) Client Diana Quiroz Address: Old Courtney Road 5:4 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, TSPS STANDARD LAND SURVEY, AND THAT THERE ARE NO ENCRORCHMENTS EXCEPT AS SHOWN Rev: 0 City, State Waller, Texas Zp: 77484 C & C Surveying, Inc. STEVEN L. CREWS 7.0 FESSION 1 Firm Number 10009400 7424 F.M. 1488, Suite A, Magnolia, Texas 77354 Office: 281-259-4377 Metro: 281-356-5172 Steven L. Crews RPLS, #4141 Fax: 281-356-1935 Email: onesurveyatatime@sbcglobal.net