

SURVEYOR

BOURLAND
LAND SURVEYING, LLC

15121 HIGHWAY 130
COLDSPRING, TEXAS 77331
(936)-853-2294
RPLS 6488-1 202101

PROPERTY DESCRIPTION 0.3500 ACRES OF LAND (15,246 SQUARE FEET)±

Being a tract or parcel of land containing 0.3500 Acres, 15,246 square feet of land more or less, being Tract 1, Lot 8, Block 37, Brookshire Outlots, City of Brookshire, Waller County, Texas as shown on a plat thereof, Volume (Vol.) 14, page (pg.) 380, Deed records of Waller County, Texas, and more particularly described as,

COMMENCING at a found 5/8" iron rod in the North line of First Street, having a Right-of-Way width of 50 feet, said rod also being the Southeast corner of Lot 37, Brookshire Outlots, Block 37 as recorded in Vol. 126, pg. 54, Waller County Plat records (W.C.P.R.) said rod also being the Southwest corner of a called 1.0 acre tract being Lot 28-3, Block 37, Brookshire Outlots, Vol. 126, pg.54 W.C.P.R.;

THENCE, in a Northerly direction along the common west line of the called 1 acre tract and the east line of the aforementioned Lot 37 a distance of 544.63 feet to a 5/8" iron rod set for the southwest corner of the herein described tract of land;

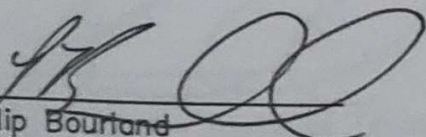
THENCE, North 01° 19' 11" West along the common east line of the aforementioned Lot 37 a distance of 113.31 feet to a 5/8" iron rod found for the Northwest corner of the herein described tract of land, said rod also being the Northeast corner of Lot 37, Block 37, Brookshire Outlots, as recorded in Vol. 126, pg. 54, W.C.P.R.;

THENCE, North 88° 00' 37" East along the common south line of Lot 28, Block 28 Brookshire Outlots Vol. 761, pg. 530 W.C.P.R. a distance of 133. feet to a 5/8" iron rod found for the Northeast corner of the herein described tract of land, said rod also being the Southwest corner of a called 0.0746 Acre tract, Lot 20 of Stonebrook Village, Vol. 1013 pg. 228 W.C.P.R. and also being the Northwest corner of Lot 36, Block 36, Brookshire Outlots, as recorded in Vol. 94, pg. 574, W.C.P.R.;

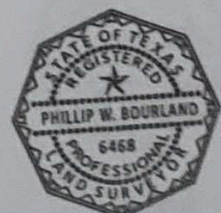
THENCE, South 01°18'57" East with the common West line of the previously mentioned Lot 36 for a distance of 114.88 feet to a 5/8" iron rod set for the Southeast corner of the herein described tract of land;

CALLED, South 88°41'01" West along the common North line of the aforementioned 1.00 acre tract a distance of 133.62 feet to the true POINT OF BEGINNING of the herein described tract of land and containing within these calls 0.350 acres (15,246 square feet) more or less, of land.

This real property is based on a Texas Society of Professional Surveyors Manual of Practice Standards and Specifications for a Category 1A, Condition III survey performed under the direct supervision of Phillip W. Bourland, Registered Professional Land Surveyor No. 6468 State of Texas, during the month of November 2021.


Phillip Bourland
RPLS 6488- State of Texas

12/08/21
Date



NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

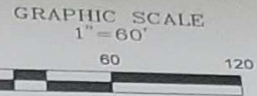
3. DATE OF SURVEY 11-10-21

4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL

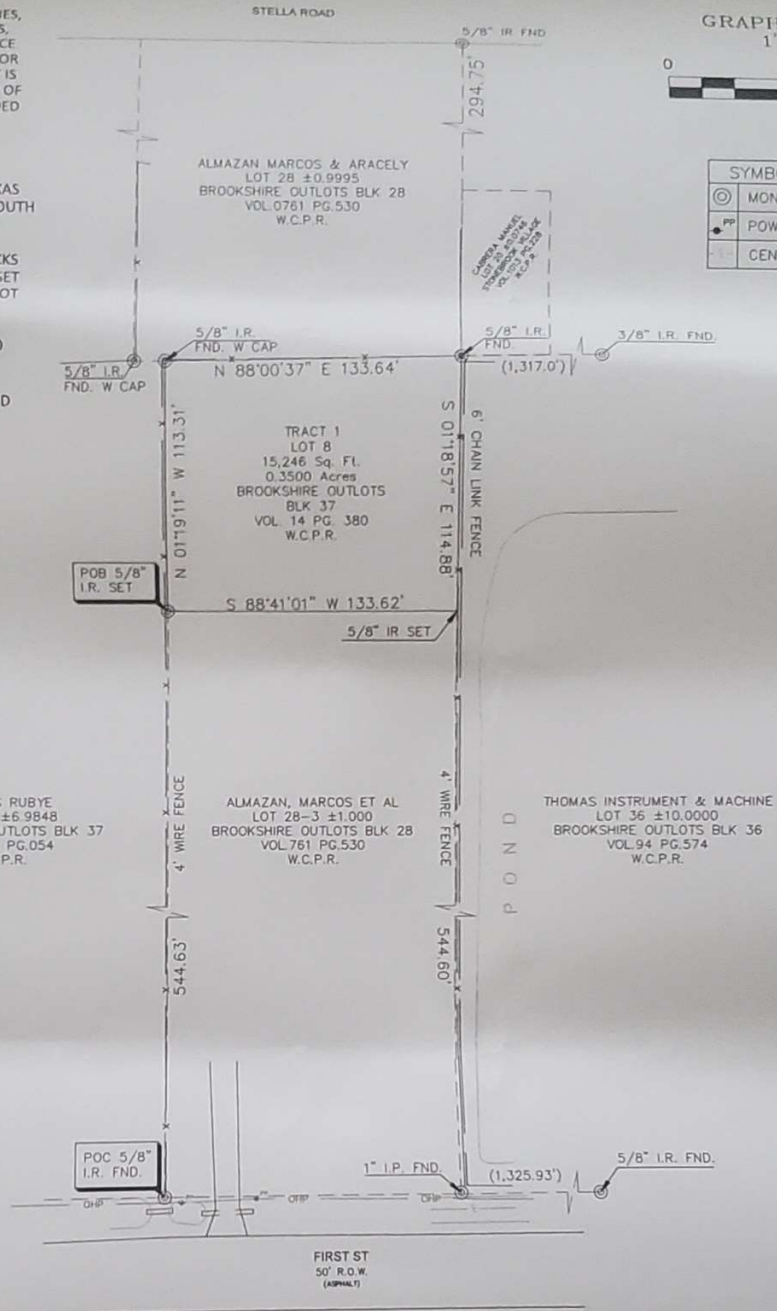
5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

6. THERE IS AN ADDITIONAL METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS DOCUMENT

LOT 8, BLOCK 37, BROOKSHIRE OUTLOTS, CITY OF BROOKSHIRE, WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 380 OF THE MAP RECORDS OF WALLER COUNTY, TEXAS.



SYMBOL LEGEND	
	MONUMENTATION
	POWER POLE
	CENTER LINE



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

Phillip W. Bourland

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

12/07/21
DATE



PROJECT NUMBER: SI2021998 DFS

SURVEYOR:

BOURLAND
LAND SURVEYING, LLC

15121 HIGHWAY 150
COLDSPRING, TEXAS 77331
(936)-653-2264

TBPLS FIRM REG # 10194525