

**BOUNDARY SURVEY PLAT
OF
2.064 Acres TRACT 51
(RIVERWOOD II, UNRECORDED SUBD.)
IN THE
JARED E. GROCE SURVEY, A-30
WALLER COUNTY, TEXAS**



SCALE: 1" = 40'



JULIA D. TRAMMELL, et al
Called 100.088 Acres
Vol. 477, Pg. 608,
D.R.W.C.T.

**N 89°31'25" E 210.70'
(N 89°31'25" E 210.84')
(Basis of Bearings)**

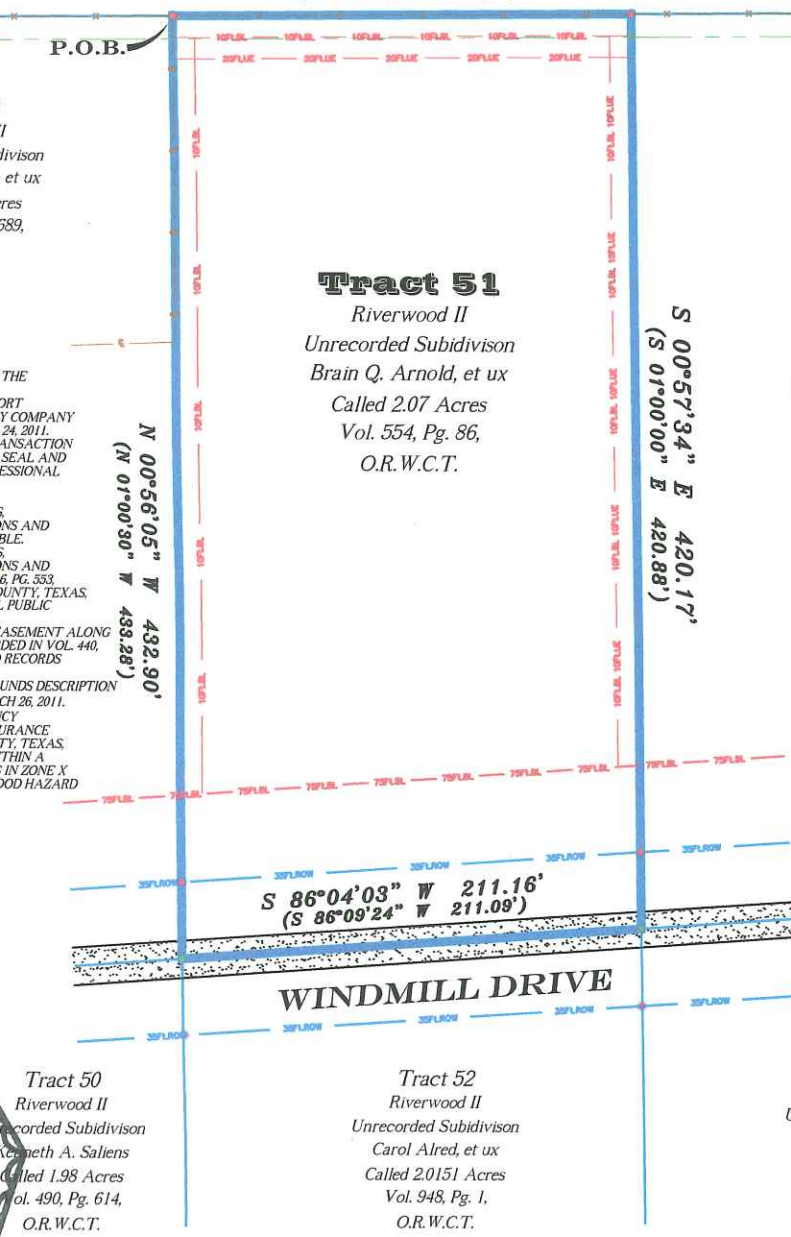
LEGEND

- SPIKE FOUND
- 1/2" IRON ROD FOUND
- OVERHEAD POWER LINES
- POWER POLE
- BARBED WIRE FENCE
- ASPHALT
- DEED CALL

Tract 49
Riverwood II
Unrecorded Subdivision
Joe M. Chapman, et ux
Called 2.12 Acres
Vol. 1214, Pg. 689,
O.R.W.C.T.

Tract 51
Riverwood II
Unrecorded Subdivision
Brain Q. Arnold, et ux
Called 2.07 Acres
Vol. 554, Pg. 86,
O.R.W.C.T.

Tract 53
Riverwood II
Unrecorded Subdivision
Stephen R. Kublack
Called 2.10 Acres
Vol. 789, Pg. 254,
O.R.W.C.T.



NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F.# 1147330168 DATED MARCH 24, 2011.
- 3) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID.
- 4) FENCES MEANDER BOUNDARY.
- 5) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ORDINANCES WHICH MAY BE APPLICABLE.
- 6) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ORDINANCES AS RECORDED IN VOL. 296, PG. 533, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND VOL. 955, PG. 499, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 7) SUBJECT TO A 35 FT. WIDE ROADWAY EASEMENT ALONG THE SOUTH PROPERTY LINE AS RECORDED IN VOL. 440, PG. 202 & VOL. 440, PG. 491 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
- 8) FOR REFERENCE REFER TO METES & BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC. ON MARCH 26, 2011.
- 9) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48473C0150E, EFFECTIVE DATE: FEBRUARY 15, 2009.

Tract 50
Riverwood II
Unrecorded Subdivision
Kenneth A. Saliens
Called 1.98 Acres
Vol. 490, Pg. 614,
O.R.W.C.T.

Tract 52
Riverwood II
Unrecorded Subdivision
Carol Alred, et ux
Called 2.0151 Acres
Vol. 948, Pg. 1,
O.R.W.C.T.

Tract 54
Riverwood II
Unrecorded Subdivision
Phyllis A. Barber
Called 1.960 Acres
Vol. 721, Pg. 593,
O.R.W.C.T.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN HEREON.

R. Bryant 3-26-11

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

COMPILED BY
A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"
19 NORTH MILLER
BELLVILLE, TEXAS 77118
979-865-8111
1-800-4-A-SURVEY
ASURVEY@4ASURVEY.COM
PROJECT NO.: 11125A

TITLE CO.: STEWART TITLE GUARANTY CO.	GF NO.: 1147330168
MORTGAGE CO.: PROSPERITY BANK	
BORROWER: Francisco Hernandez-Huerta & Miroslava Mendoza	
ADDRESS: Tract 51 Windmill Drive, Waller County, Texas	