



FND Alum.
Disk in Conc.

CALL 1.566 AC. TRACT
VOL. 441, PG. 847 W.C.D.R.

CALL 1.654 AC. TRACT
VOL. 442, PG. 387 W.C.D.R.

U.S. HIGHWAY 290 (VARIABLE WIDTH)

SUBJECT TO :

1. © 2021 Everything In Christ Services, Inc., All Rights Reserved.
2. Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. This Survey has been done without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

Curve	Radius	Delta	Length	Ch. Brg.	Call Ch. Brg.	Ch. Dis.
C-1	2864.79'	00°46'12"	38.50'	S75°21'10"E		38.50'
C-2	60.00'	89°59'46"	94.24'	S30°44'56"E	S30°44'56"E	84.85'
C-3	870.00'	34°17'05"	400.91'	S02°32'09"E	S02°32'09"E	394.36'
C-4	530.00'	17°24'59"	161.11'	S11°18'10"E	S11°17'28"E	160.49'
C-5	530.00'	16°41'00"	154.32'	S05°44'49"W	S05°45'30"E	153.78'

DEED LINE OF 33.5089 AC. TRACT

OVERLAP OF DEED

L O T F
C. A. MENKE SUBDIVISION

81.2384 ACRE TRACT
AS SHOWN ON A PLAT PREPARED
BY EIC.SURVEYING COMPANY
JOB No. 09-511-11, DATED 12-10-2009

31.7949 AC. TRACT
CALL 33.5089 AC. TRACT
VOL. 1407, PG. 19 O.P.R.R.P.W.C.T.

CALL 74.048 AC. TRACT
VOL. 913, PG. 497 W.C.O.P.R.

CALL 98.27 AC. TRACT
VOL. 775, PG. 74 W.C.O.D.R.

20.0000 ACRE TRACT
AS SHOWN ON A PLAT PREPARED
BY EIC.SURVEYING COMPANY
JOB No. 09-511-11, DATED 12-10-2009

*. 31.7949 Acre Tract of land out of a call 33.5089 Ac. Tract
out of Lot F in the C.A. Menke Subdivision

This Property Lies in Zone "X"
Outside the 100 Year Flood Plain
Per Graphic Scaling according to
Community Panel No.4806400155F
having an effective date 05-16-2019
Job No. 20-644-12
Scale 1" = 120'
Date 01-05-2021
Drawn By: AH

Purchaser L7 PROPERTIES LTD
Address -0- JAMES MUSE PARKWAY
Lot , Block , Section
Survey G.A. DENNETT, A 124
Area 31.7949 AC. TRACT
Subdivision C.A. MENKE
Volume 79, Page 161, DEED Records,
WALLER County, Texas

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to (See Note 3) and (See Note 3) that based upon information provided by said Title Company under G.F. No. (See Note 3) that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying, Effective February 2014, Last revised 02-2014.

The basis of bearing is N01°50'27"E ALONG THE EAST LINE OF SAID 20.0000 AC. TRACT OF LAND
PER PRIOR SURVEY PLAT PREPARED BY EIC.SURVEYING COMPANY