

WALLER, COUNTY, TEXAS VICINITY MAP



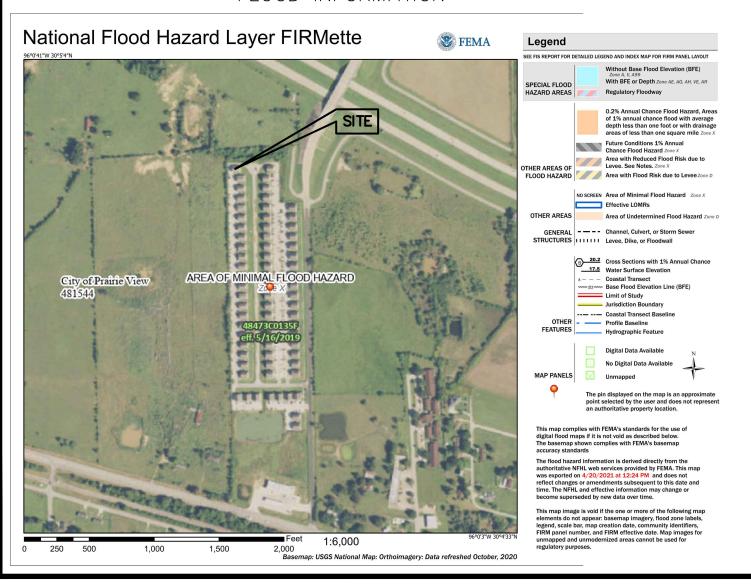
GENERAL NOTES

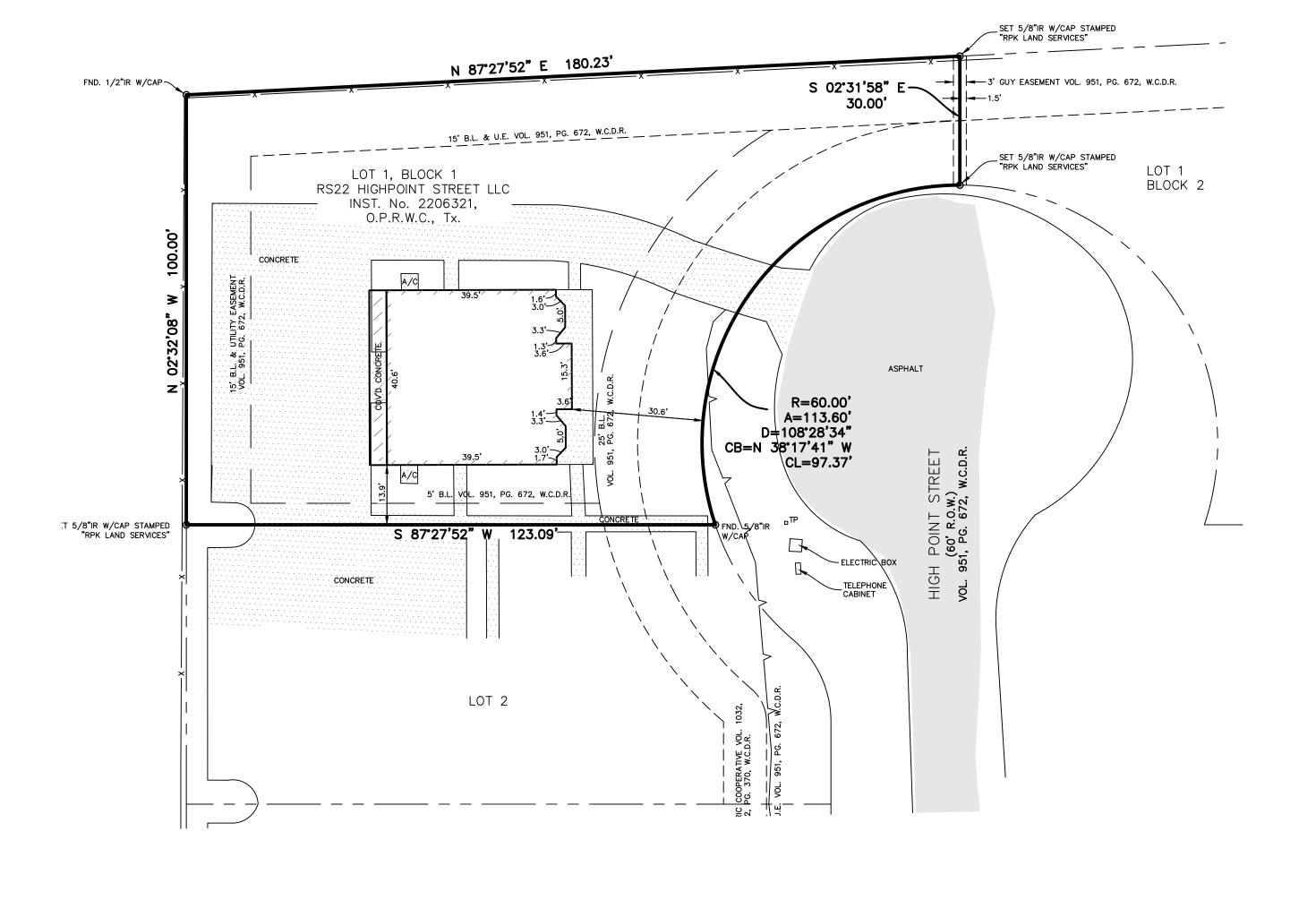
60 Feet

SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. WR-23-012 OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MARCH 28, 2023, ISSUED DATE OF APRIL 10, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48473C0135F REVISED/DATED MAY 16, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- . THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

FLOOD INFORMATION





- TREE/SHRUB

LEGEND * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY BOLLARD ●PP — POWER POLE UNDERGROUND CABLE SIGN FND - FOUND HANDICAP ●PP/T — POWER POLE W/TRANSFORMER CATHODIC TEST LEAD W.C.C.F. - WALLER COUNTY CLERK FILE GAS METER ●PP/LT - POWER POLE W/LIGHT W.C.D.R. - WALLER COUNTY DEED RECORDS MONITORING WELL GAS VALVE ●PP/CT - POWER POLE W/CONDUIT PIN FLAG/PAINT MARK W.C.M.R. - WALLER COUNTY MAP RECORDS FIRE HYDRANT - METER POLE TC - TOP OF CURB IP - IRON PIPE WATER METER SERVICE POLE GUTTER TG - TOP OF GRATE GAC - GUY ANCHOR NO. – NUMBER - IRRIGATION CONTROL VALVE ----P---- - OVERHEAD POWER LINE FL - FLOW LINE PG. – PAGE - GRATE INLET HIGHBANK R.O.W. - RIGHT-OF-WA GRATE INLET SAN - SANITARY SEWER -----t---- - Wrought Iron Fenci SQ. FT. - SQUARE FEET MANHOLE ______ _ _ WOOD FENCE STM - STORM SEWER CLEANOUT CORRUGATED METAL PIPE F.C. - FILM CODE TELEPHONE PEDESTAL ●GP - GATE POST CPP - CORRUGATED PLASTIC PIPE B.L. - BUILDING LINE - ELECTRIC BOX (P) – PER PLANS - REINFORCED CONCRETE PIPE U.E. - UTILITY EASEMENT TRAFFIC SIGNAL BOX APPROX. - APPROXIMATE TEL - TELEPHONE

WTR - WATER

UG - UNDERGROUND

SWBT - SOUTHWESTERN BELL TELEPHONE CO.

LIGHT POLE

★TLP - TRAFFIC LIGHT POLE

– GROUND/SPOT LIGHT

d − SIGN

dPLM - PIPELINE MARKER

REVISIONS				
DATE	REASON	BY		

BEING ALL OF LOT 1, BLOCK 1 OF THE REPLAT OF BROOKSIDE MEADOW SUBDIVISION, AS RECORDED IN VOLUME 951, PAGE 672, WALLER COUNTY DEED RECORDS SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, WALLER COUNTY, TEXAS

DESCRIPTION

SCHEDULE 'B' NOTES

- 1.) COVENANTS, CONDITIONS, RESERVATIONS, EASEMENT, BUILDING LINES AND RESTRICTIONS APPLICABLE TO BROOKSIDE MEADOW SUBDIVISION (REPLAT), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 10b. SUCH PRESENTLY VALID AND SUBSISTING EASEMENTS, IF ANY, TO WHICH THE ABOVE PROPERTY IS SUBJECT, AS MAY BE ACTUALLY LOCATED UPON THE GROUND, WHICH ARE
- 10c. ANY PORTION OF THE PROPERTY HEREIN DESCRIBED, IF ANY, WHICH FALLS WITHIN THE BOUNDARIES OF ANY ROAD OR ROADWAY.
- 10d. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND
- 10f. COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS

PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

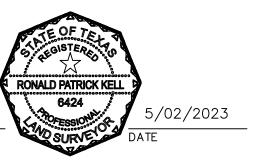
- APPLICABLE TO BROOKSIDE MEADOW SUBDIVISION (REPLAT), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 951, PAGE 672, OF THE OFFICIAL PUBLIC RECORDS 10i. FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ADJACENT TO ALL STREETS AND SUBDIVISION BOUNDARIES AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL
- 10j. RIGHT OF WAY EASEMENT DATED FEBRUARY 19, 2007, EXECUTED BY L&F HOMES AND DEVELOPMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1032, PAGE 366, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10k. RIGHT OF WAY EASEMENT DATED FEBRUARY 15, 2007, EXECUTED BY J.V. ACRES PRAIRIE VIEW TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1032, PAGE 370, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 101. FIVE FOOT (5') WIDE BUILDING LINES ON SIDE LOT LINES AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10m. FIFTEEN FOOT (15') WIDE BUILDING LINES AND UTILITY EASEMENT ON REAR LOT LINES AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10n. TWENTY—FIVE FOOT (25') WIDE BUILDING LINES ON FRONT LOT LINES AS SET FORTH ON PLAT RECORDED IN VOLUME 951 PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER
- COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON) 100. FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ON FRONT LOT LINES AS SET FORTH IN ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL PUBLIC RECORDS OF WALLER
- COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON) 10p. GUY EASEMENT AS SET FORTH ON PLAT RECORDED IN VOLUME 951, PAGE 672, OFFICIAL
- PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN

SURVEYOR'S CERTIFICATION

TO: STRUCTURES ESSENTIALS LLC FIRST NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.





RONALD PATRICK KELL Registered Professional Land Surveyor Texas Registration No. 6424



9984 NORHILL HEIGHTS LN. 1 BROOKSHIRE, TX 77423 1 281.636.0046 FIRM REGISTRATION NO. 10194414 | PKELL@RPKLANDSERVICES.COM

LAND TITLE SURVEY OF LOT 1, BLOCK 1 OF THE REPLAT OF BROOKSIDE MEADOW SUBDIVISION, VOLUME 951, PAGE 672, WALLER COUNTY DEED RECORDS SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41

COPYRIGHT © RPK LAND SERVICES, L.L.C. THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM RPK LAND SERVICES, L.L.C. IS A VIOLATION OF FEDERAL COPYRIGHT LAW.					
FIELDED BY:	JA/PK	CHECKED BY: PK	JOB NO. 04-23-003		
DRAWN BY:	MJT	DATE: APRIL, 2023	SHEET NO. 1 OF 1		

WALLER COUNTY, TEXAS