

Waterloo Surveyors SURVEY PLAT

H2641

OWNER:
MYRIAM E. BALDERAS
ADDRESS:
29502 COUNTRY PLACE ROAD
MAGNOLIA, TEXAS 77355

LEGAL DESCRIPTION:
BEING 2.1241 ACRES OUT OF THE CYRUS T. WARD SURVEY, ABSTRACT 612, MONTGOMERY COUNTY, TEXAS,
AND BEING A PORTION OF A 57.3953 ACRE TRACT DESCRIBED IN VOLUME 999, PAGE 384, DEED RECORDS,
AND FURTHER BEING A PORTION OF A 6.2267 ACRE TRACT OUT OF SAID WARD SURVEY CONVEYED TO
MYRIAM E. BALDERAS BY DEED RECORDED IN BOOK 492.11 PAGE 2006, DEED RECORDS, MONTGOMERY
COUNTY, TEXAS.

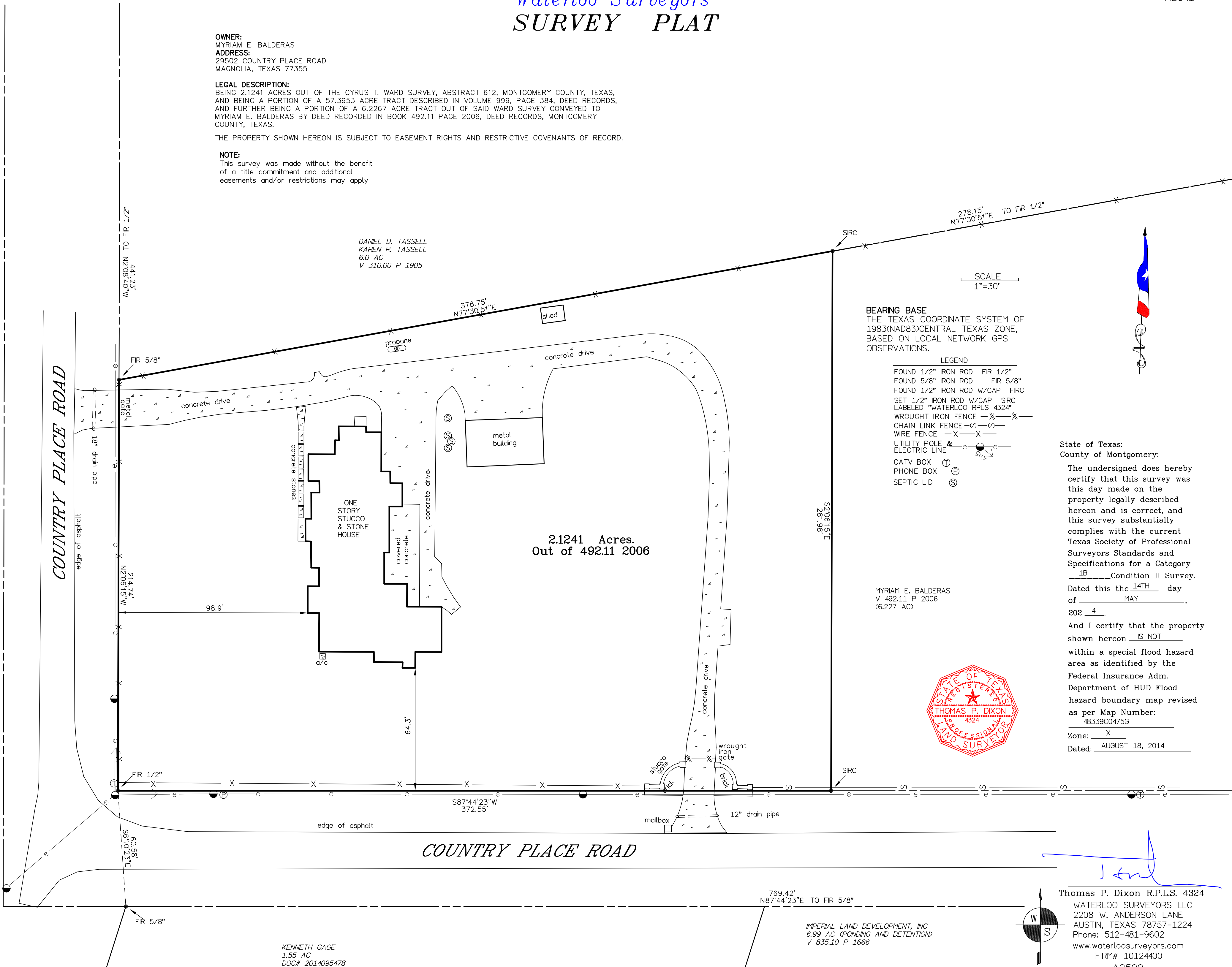
THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD.

NOTE:
This survey was made without the benefit
of a title commitment and additional
easements and/or restrictions may apply

DANIEL D. TASSELL
KAREN R. TASSELL
6.0 AC
V 310.00 P 1905

KENNETH GAGE
1.55 AC
DOC# 2014095478

IMPERIAL LAND DEVELOPMENT, INC
6.99 AC (PONDING AND DETENTION)
V 835.10 P 1666



BEARING BASE
THE TEXAS COORDINATE SYSTEM OF
1983(NAD83)CENTRAL TEXAS ZONE,
BASED ON LOCAL NETWORK GPS
OBSERVATIONS.

- LEGEND**
- FOUND 1/2" IRON ROD FIR 1/2"
 - FOUND 5/8" IRON ROD FIR 5/8"
 - FOUND 1/2" IRON ROD W/CAP FIR C
 - SET 1/2" IRON ROD W/CAP SIRC
 - LABELLED "WATERLOO RPLS 4324"
 - WROUGHT IRON FENCE —X—X—
 - CHAIN LINK FENCE —o—o—
 - WIRE FENCE —X—X—
 - UTILITY POLE & ELECTRIC LINE
 - CATV BOX (T)
 - PHONE BOX (P)
 - SEPTIC LID (S)

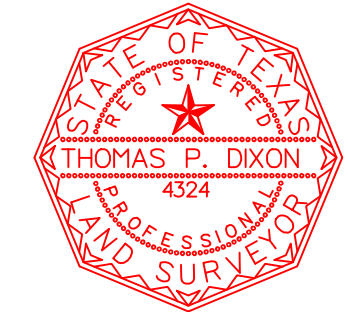
State of Texas:
County of Montgomery:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Dated this the 14TH day of MAY, 202 4.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48339C0475G

Zone: X
Dated: AUGUST 18, 2014



Thomas P. Dixon

Thomas P. Dixon R.P.L.S. 4324
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AUSTIN, TEXAS 78757-1224
Phone: 512-481-9602
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FIRM# 10124400
A2500

