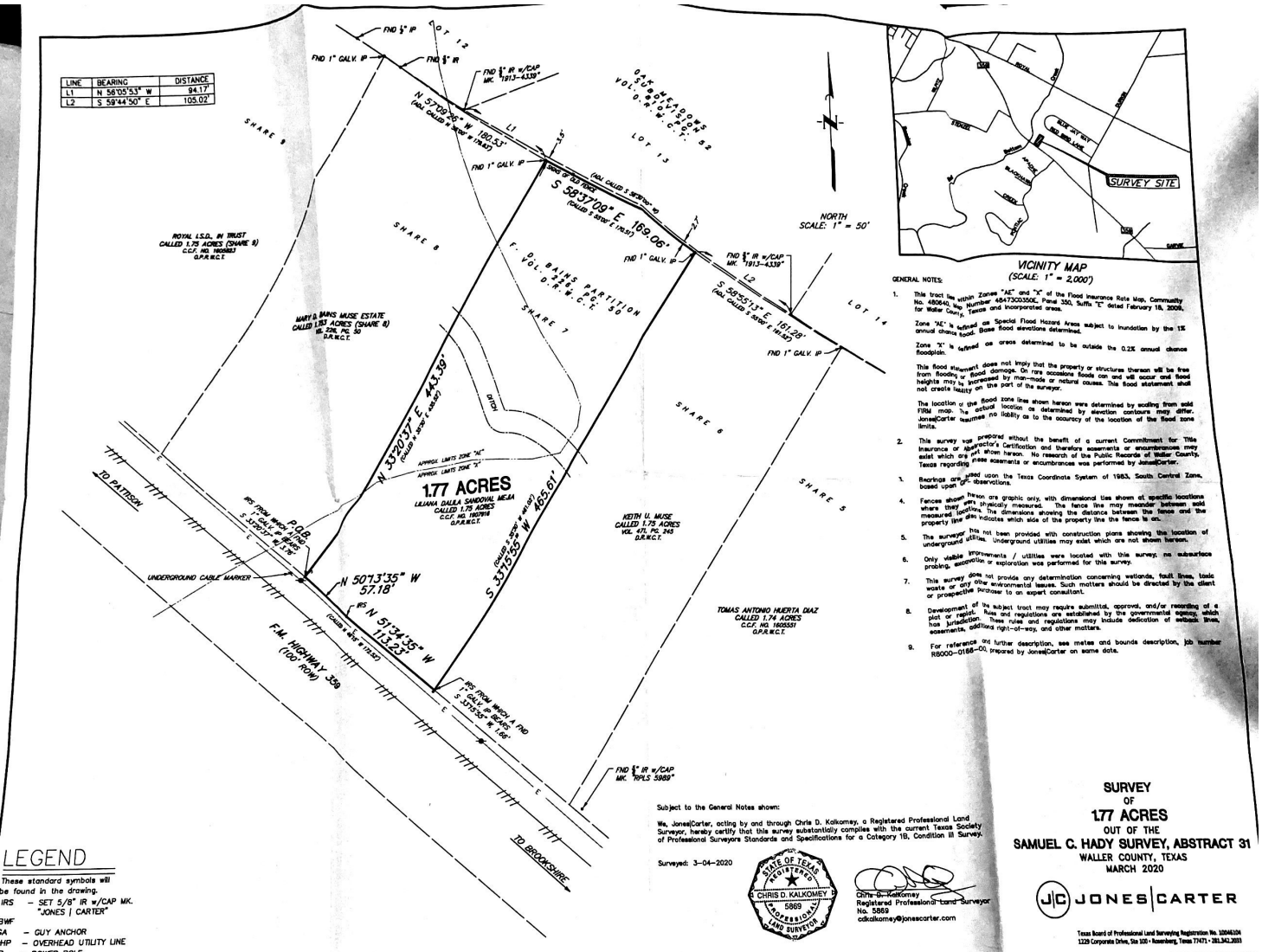

LINE	BEARING	DISTANCE
L1	N 56°05'53" W	94.17'
L2	S 59°44'50" E	105.02'

GENERAL NOTES:

1. This tract lies within Zones "AE" and "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 350, Suffix "E" dated February 18, 2009, for Waller County, Texas and Incorporated areas.

   Zone "AE" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base flood elevations determined.

   Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.

   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 the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.

2. This survey was prepared without the benefit of a current Commitment for Title Insurance or abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Waller County, Texas regarding misc easements or encumbrances was performed by Jones|Carter.

3. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

4. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

6. Only visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

7. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

8. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.

9. For reference and further description, see metes and bounds description, job number R8000-0166-00, prepared by Jones|Carter on same date.

LEGEND

These standard symbols will be found in the drawing.

IRS – SET 5/8" IR w/CAP MK. "JONES | CARTER"
BWF
GA – GUY ANCHOR
OHP – OVERHEAD UTILITY LINE
P – POWER POLE

Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Surveyed: 3-04-2020

STATE OF TEXAS REGISTERED CHRIS D. KALKOMEY 5869 PROFESSIONAL LAND SURVEYOR

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

SURVEY OF 1.77 ACRES OUT OF THE SAMUEL C. HADY SURVEY, ABSTRACT 31

WALLER COUNTY, TEXAS
MARCH 2020

JONES|CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

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