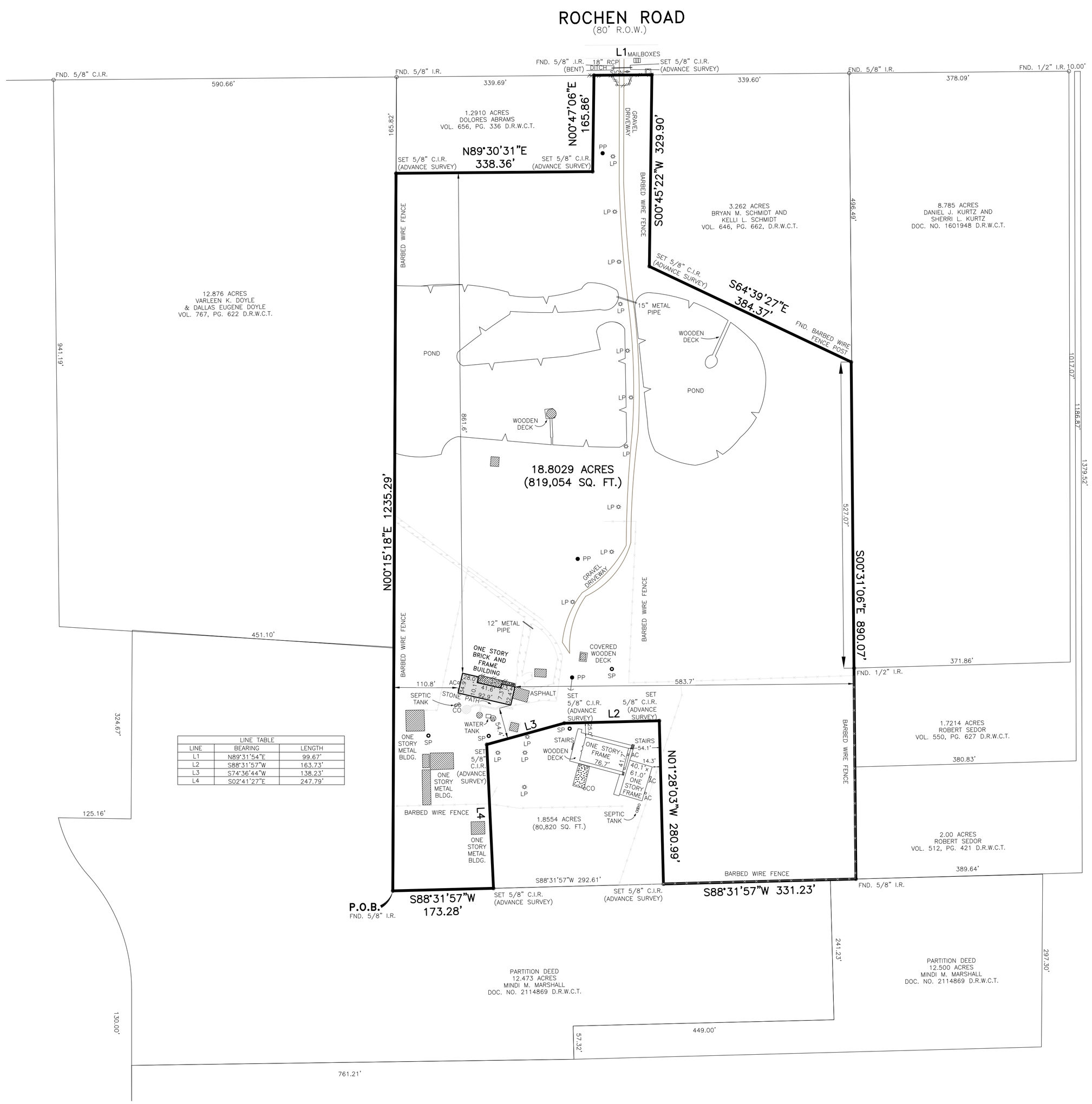

SCALE: 1" = 100'

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
WCCF – WALLER COUNTY CLERKS FILE
WCDR – WALLER COUNTY DEED RECORDS
WCMR – WALLER COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
–OHPL– OVERHEAD POWER LINES
–/– WOOD FENCE
–/– WROUGHT IRON FENCE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'54"E	99.67'
L2	S88°31'57"W	163.73'
L3	S74°36'44"W	138.23'
L4	S02°41'27"E	247.79'

NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. BUILDER IS RESPONSIBLE FOR CHECKING DEED RESTRICTIONS.
4. FENCES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY ___IS NOT___ LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE ___X (UNSHADED)___ MAP # 48473C, PANEL 0275E, DATED 02/18/2009 This information is based on graphic plotting only. We do not assume responsibility for exact determination.

LEGAL DESCRIPTION: 18.8029 ACRES (819,054 SQUARE FEET)

BEING 18.8029 ACRES (819,054 SQUARE FEET) OF LAND SITUATED IN THE S.P. R.R. COMPANY SURVEY, SECTION 3, ABSTRACT NO. 262, WALLER COUNTY, TEXAS; BEING OUT OF AND A PART OF A 20.6583 AIRE TRACT CONVEYED TO HUONG BUI DEED AS RECORDED IN VOLUME 1380, PAGE 143, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (D.R.W.C.T.); WITH SAID 18.8029 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON VOLUME 696, PAGE 944, D.R.W.C.T.):

BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF A 12.473 ACRE TRACT CONVEYED TO MINDI M. MARSHALL BY A PARTITION DEED RECORDED UNDER DOC. NO. 2114869 D.R.W.C.T., THE SOUTHWEST CORNER OF SAID 20.6583 ACRE TRACT, AND THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,235.29 FEET, ALONG THE COMMON LINE BETWEEN THE EASTERLY LINE OF SAID 12.473 ACRE TRACT AS WELL AS THE EASTERLY LINE OF A 12.876 ACRE TRACT CONVEYED TO VARLEEN K. DOYLE AND DALLAS EUGENE DOYLE BY DEED AS RECORDED IN VOL. 767, PG. 622, D.R.W.C.T., AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR THE SOUTHWEST CORNER OF A 1.2910 ACRE TRACT CONVEYED TO DOLORES ABRAMS, BY DEED AS RECORDED IN VOL. 656, PG. 336, D.R.W.C.T., AND THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 338.36 FEET, ALONG THE COMMON LINE BETWEEN THE SOUTHERLY LINE OF SAID 1.2910 ACRE TRACT AND THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR THE SOUTHEAST CORNER OF SAID 1.2910 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 47 MINUTES 06 SECONDS EAST, A DISTANCE OF 165.86 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH BENT IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ROCHEN ROAD (80 FEET WIDE); SAID POINT MARKING THE NORTHEAST CORNER OF SAID 1.2910 ACRE TRACT AND THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 99.67 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROCHEN ROAD, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR THE NORTHWEST CORNER OF A 3.262 ACRE TRACT CONVEYED TO BRYAN M. SCHMIDT AND KELLI L. SCHMIDT, BY DEED AS RECORDED IN VOL. 646, PG. 662, D.R.W.C.T., AND THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 45 MINUTES 22 SECONDS WEST, A DISTANCE OF 329.90 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID 3.262 ACRE TRACT AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR THE SOUTHWEST CORNER OF SAID 3.262 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEGREES 39 MINUTES 27 SECONDS EAST, A DISTANCE OF 384.37 FEET, ALONG SAID COMMON LINE, TO A BARBED WIRE FENCE POST FOUND IN THE WESTERLY LINE OF A 8.785 ACRE TRACT CONVEYED TO DANIEL J. KURTZ AND SHERRI L. KURTZ, BY DEED AS RECORDED UNDER DOC. NO. 1601948, D.R.W.C.T., SAID POINT MARKING THE SOUTHEAST CORNER OF SAID 3.262 ACRE TRACT AND THE SOUTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 31 MINUTES 06 SECONDS EAST, AT A DISTANCE OF 527.07 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 890.07 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID 8.785 ACRE TRACT AS WELL AS THE WESTERLY LINES OF A 1.7214 ACRE TRACT CONVEYED TO ROBERT SEDOR, BY DEED AS RECORDED IN VOL. 550, PG. 627, D.R.W.C.T., AND A 2.00 ACRE TRACT CONVEYED TO ROBERT SEDOR, BY DEED AS RECORDED IN VOL. 512, PG. 421, D.R.W.C.T., AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF A 12.500 ACRE TRACT CONVEYED TO MINDI M. MARSHALL BY A PARTITION DEED AS RECORDED UNDER DOC. NO. 2114869, D.R.W.C.T., SAID POINT MARKING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT AND THE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 31 MINUTES 57 SECONDS WEST, A DISTANCE OF 331.23 FEET, ALONG THE COMMON LINE BETWEEN THE NORTHERLY LINE OF SAID 12.500 ACRE TRACT AS WELL AS THE NORTHERLY LINE OF SAID 12.473 ACRE TRACT AND THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR THE WESTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEGREE 28 MINUTES 03 SECONDS WEST, A DISTANCE OF 280.99 FEET, CUTTING THROUGH AND ACROSS SAID 20.6583 ACRE TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 31 MINUTES 57 DEGREES WEST, A DISTANCE OF 163.73 FEET, CUTTING THROUGH AND ACROSS SAID 20.6583 ACRE TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 74 DEGREES 36 MINUTES 44 SECONDS WEST, A DISTANCE OF 138.23 FEET, CUTTING THROUGH AND ACROSS SAID 20.6583 ACRE TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 41 MINUTES 27 DEGREES EAST, A DISTANCE OF 247.79 FEET, CUTTING THROUGH AND ACROSS SAID 20.6583 ACRE TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY"SET IN THE NORTHERLY LINE OF SAID 12.473 ACRE TRACT, SAID POINT MARKING THE EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 31 MINUTES 57 SECONDS WEST, A DISTANCE OF 173.28 FEET, ALONG THE COMMON LINE BETWEEN THE NORTHERLY LINE OF SAID 12.473 ACRE TRACT AND THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 18.8029 ACRES OR 819,054 SQUARE FEET OF LAND.

I, hereby certify that this survey was made on the ground and completed on this 23rd day of July, 2024 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF N/A of –

Henry M. Santos

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS · REGISTERED · HENRY M. SANTOS · 5450 · PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY OF

A 18.8029 ACRES (819,054 SQUARE FEET) OF LAND SITUATED IN THE S.P. R.R. COMPANY SURVEY, SECTION 3, ABSTRACT NO. 262, WALLER COUNTY, TEXAS; BEING OUT OF AND A PART OF A 20.6583 ACRE TRACT CONVEYED TO HUONG BUI DEED AS RECORDED IN VOLUME 1380, PAGE 143, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (D.R.W.C.T.)

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2022, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

PURCHASER: –	SCALE: 1" = 100'
ADDRESS: 31831 ROCHEN RD. WALLER, TX 77484	FIELD WORK: 07-19-24/DB
	DRAFTING: 07-22-24/FT
LENDER: –	FINAL CHECK: 07-23-24/AT
TITLE CO.: –	REVISIONS:
JOB NO.: 0512366-22-04	
G.F. NO.: –	
KEY MAP: 4066 N 4	

ASI
PHONE: 281 530-2939
FAX: 281 530-5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200