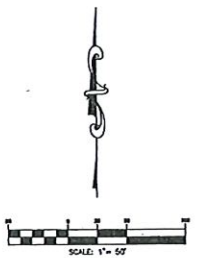
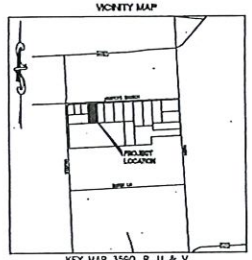


VICINITY MAP



KEY MAP 3590, R, U & V
SCALE: 1" = 3000'

LOT 4

11.249 ACRE
490,006 SQUARE FEET
JUAN A. PADILLA SURVEY
ABSTRACT NO. 48
WALLER COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 11.249 acre (490,006 square feet) tract of land located in the Juan A. Padilla Survey, Abstract Number 48, Waller County, Texas and said 11.249 acre tract of land being out of and a part of the called 278.05 acres tract described in the deed to Church Road, LP, recorded under Waller County Clerk's File Number (W.C.C.F. No.) 1806446, said 11.249 acre tract being more particularly described by metes and bounds as follows: (the bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

COMMENCING at a 5/8-inch iron rod with cap stamped "Frank Surveying" found marking the southeast corner of the intersection of the south Right-of-Way (R.O.W.) line of Harpers Church Road (based on an occupied variable width) and the east R.O.W. line of Stefka Road (based on an occupied variable width at this point) and the most northerly northwest corner of said called 278.05 ore tract;

THENCE, North 87 degrees 37 minutes 46 seconds East, departing the east R.O.W. line of said Stefka Road and along the south R.O.W. line of said Harpers Church Road, a distance of 956.20 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE, North 87 degrees 37 minutes 46 seconds East, continuing along the south R.O.W. line of said Harpers Church Road, a distance of 490.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, South 02 degrees 37 minutes 14 seconds East, departing the south R.O.W. line of said Harpers Church Road and over and across said called 278.05 acre tract, a distance of 1,000.01 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the southeast corner of the herein described tract;

THENCE, South 87 degrees 37 minutes 46 seconds West, continuing over and across said called 278.05 acre tract, a distance of 490.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the southwest corner of the herein described tract;

THENCE, North 02 degrees 37 minutes 14 seconds East, continuing over and across said called 278.05 acre tract, a distance of 1,000.01 feet, to the POINT OF BEGINNING and containing a computed area of 11.249 acres (490,006 square feet) of land as depicted on the Standard Land Survey of Lot 4 dated: March 28, 2019, prepared by West Belt Surveying, Inc., Project No. 5564-0004A.

ABBREVIATIONS

FND.–FOUND
I.R.–IRON ROD
R.O.W.–RIGHT-OF-WAY
W.C.C.F.–WALLER COUNTY CLERK'S FILE

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

2. ACCORDING TO F.I.R.M. MAP NO. 48473C0225E (COMMUNITY–PANEL NO. 480540025E), MAP EFFECTIVE DATE: FEBRUARY 18, 2009. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

3. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON-SITE OBSERVATION UNLESS OTHERWISE NOTED.

4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

5. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

JOEL D. WALKER
5189
REGISTERED PROFESSIONAL LAND SURVEYOR

TO: LONESTAR ALLIANCE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

3/28/19
DATE

Joel D. Walker
JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189

LONESTAR ALLIANCE

STANDARD LAND SURVEY

LOT 4.
11.249 ACRE TRACT
OUT OF THE
JUAN A. PADILLA SURVEY
ABSTRACT NO. 48
WALLER COUNTY, TEXAS

WEST BELT
SURVEYING, INC.
21002 PARK ROW
KATY, TX. 77449
PHONE (281) 398-5263
FAX (281) 492-4484
CERTIFICATE FIRM NO. 10073900

NO.	DATE	REVISIONS	BY

DRAWN BY: MDL	CHECKED BY: CWM
SCALE: 1"=50'	APPROVED BY: JDW
PROJECT NO. 5564-0004C	DATE: MARCH 28, 2019

O:\Work Orders\5564-0004C\Drawings\Survey\5564-0004C-LOT4.dwg
Includes Xref(s):