



SCALE: 1" = 50'

LEGEND:

DRWCT = DEED RECORDS OF  
WALLER COUNTY, TEXAS

OPRWCT = OFFICIAL PUBLIC  
RECORDS OF WALLER COUNTY,  
TEXAS

123/456 = VOLUME AND PAGE  
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

N/F  
JKWGW INVESTMENTS LLC.  
LOT ONE  
HOWELL ROAD FARMS  
(DOCUMENT NO. 2310380 OPRWCT)

N/F  
HOWARD TERRY WILSON ET AL.  
LOT TWO  
HOWELL ROAD FARMS  
(DOCUMENT NO. 2407011 OPRWCT)

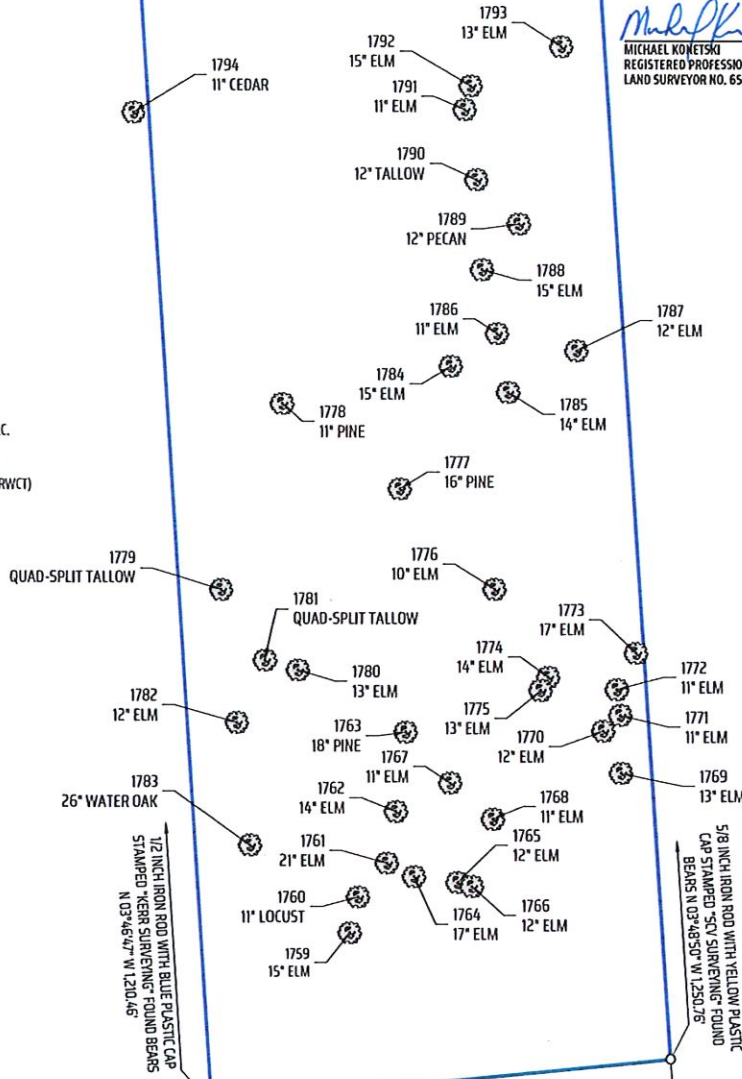
SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, P.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT  
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS  
SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE  
REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND  
SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

*Michael Konetski*  
MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531



N/F  
DUSTIN C. NAGEL  
CALLED 15.5855 ACRES  
(1428/464 OPRWCT)



GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM  
OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS  
OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010  
MULTI-YEAR CORRS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED.  
TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR  
OF 1.00002968442444 (CALCULATED USING GEOID128).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH  
PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE  
COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD  
COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON  
THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY  
VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS  
SHOWN HEREON.

TREE CIRCLES DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.

TREES LOCATED AND SHOWN HEREON ARE PER THE SCOPE REQUESTING TREES 10  
INCHES OR LARGER, FROM 100 FEET TO 500 FEET OF THE SOUTH PROPERTY LINE.  
TREES LOCATED DO NOT INCLUDE YAUPON, HUISACHE OR DEAD TREES.

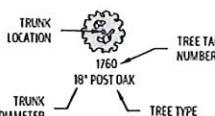
THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL  
IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS  
SURVEY.

HOWELL ROAD  
(A COUNTY MAINTAINED PUBLIC ROAD,  
APPEARS TO BE PRESCRIPTIVE IN NATURE)

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADOWED AND DOES NOT  
LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1%  
ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE  
WALLER COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO.  
48473C0075E, EFFECTIVE DATE: 02-18-2009. BY GRAPHICAL  
PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE TO THE  
ACCURACY OF SAID MAP

TREE DETAIL



TREE SURVEY PLAT  
OF  
LOT TWO  
HOWELL ROAD FARMS  
DOCUMENT NO. 2310380 OPRWCT  
THE OWEN WINGFIELD SURVEY, ABSTRACT 269  
WALLER COUNTY, TEXAS



"When one person stands  
to gain over another, the  
facts must be uncovered"

SCALE: 1 INCH = 50 FEET  
SURVEY DATE: 08-05-2024 | PLAT DATE: 08-07-2024  
JOB NUMBER: 24-831 | CAD NAME: 24-831-TREE  
POINT FILE: 23-188 (cont); 24-831 (job)  
DRAWN BY: MS CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM