

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

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.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



8/1/24

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

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

1779 QUAD-SPLIT TALLOW  
1781 QUAD-SPLIT TALLOW  
1782 12" ELM  
1783 26" WATER OAK  
1784 15" ELM  
1785 14" ELM  
1786 11" ELM  
1787 12" ELM  
1788 15" ELM  
1789 12" PECAN  
1790 12" TALLOW  
1791 11" ELM  
1792 15" ELM  
1793 13" ELM  
1794 11" CEDAR

STAMPED KERB SURVEYING FOUND BEARS  
12 INCH IRON ROD WITH BLUE PLASTIC CAP  
103465477 W 1210145

5/8 INCH IRON ROD WITH YELLOW PLASTIC  
CAP STAMPED 5/20 SURVEYING FOUND  
8585 N 034853.07' W 125073.5

0.319 ACRE RIGHT-OF-WAY DEDICATION  
(DOCUMENT NO. 2310380 OPRWCT)

N 84°20'50" E 195.31'

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 CORS 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 GEOD128).

(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.

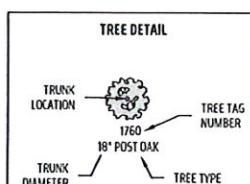
TREES LOCATED AND SHOWN HEREON ARE PER THE SCOPE REQUESTING TREES 10 INCHES OR LARGER, FROM 100 FEET TO 500 FEET OF THE SOUTH PROPERTY LINE. TREES LOCATED DO NOT INCLUDE YAUPON, HUISACHE OR DEAD TREES.

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' UNSHADED 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. 48473C007SE, EFFECTIVE DATE: 02-18-2009. BY GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OF SAID MAP.



"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