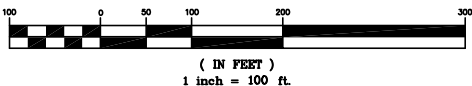


GRAPHIC SCALE



MORRISON ROAD
(60' PUBLIC R.O.W.)

P.O.C.
NW CORNER OF
299.98 ACRES
TRACT

N 87°05'15" E 1070.96

5/8" CIRF THAT BEARS S 37°30'25" W 0.52 P.O.B. S 87°05'15" W 189.84 5/8" CIRF THAT BEARS S 03°29'36" E 0.50

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - "STS" - STAMPED SOUTH TEXAS SURVEYING
 - IRF - IRON ROD FOUND
 - WCOF - WALLER COUNTY CLERKS FILE
 - WCDR - WALLER COUNTY DEED RECORDS
 - WCMR - WALLER COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SO. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - X— BARBED WIRE FENCE
 - W— WROUGHT IRON FENCE
 - CONCRETE
 - ◻ COVERED CONCRETE
 - ▲ FIBER OPTIC MARKER
 - POWER POLE PEDESTAL
 - ⊞ TELEPHONE PEDESTAL

CALLED 202.8342 ACRES
2210383 W.C.D.R.

CALLED 12.00 ACRES
VOL. 1354, PG. 637 W.C.D.R.

CALLED 12.00 ACRES
VOL. 1379, PG. 862 W.C.D.R.

CALLED 11.9956 ACRES
2109611 W.C.D.R.

CALLED 10.5 ACRES
VOL. 1387, PG. 052 W.C.D.R.

CALLED 12.00 ACRES
CEMETERY
VOL. 1371, PG. 774 W.C.D.R.

LEGAL DESCRIPTION

BEING 26.8266 ACRES OF LAND OUT OF AND A PART OF A 299.98 ACRE TRACT (CALLED 300.00 ACRES) RECORDED IN VOLUME 471, PAGE 27, REAL PROPERTY RECORDS, LOCATED IN THE H. & T. C. R. COMPANY SURVEY, SECTION 83, ABSTRACT 159, WALLER COUNTY TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF MORRISON ROAD FOR THE NORTHWEST CORNER OF THE ABOVE SAID 299.98 ACRE TRACT;

THENCE NORTH 87 DEGREES 05 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID 299.98 ACRE TRACT AND THE SOUTH LINE OF MORRISON ROAD FOR A DISTANCE 1070.96 FEET TO A 2X2 COLUMN FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE PLACE OF BEGINNING;

THENCE SOUTH 01 DEGREES 59 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 1935.32 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 05 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 1081.10 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE WEST LINE OF THE A CALLED 202.8342 ACRE TRACT RECORDED IN 2210383 OF WALLER COUNTY DEED RECORDS, FOR A LOWER NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 58 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF THE SAID 202.8342 ACRE TRACT FOR A DISTANCE OF 439.56 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF THE SAID 202.8342 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 00 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF THE SAID 202.8342 ACRE TRACT FOR A DISTANCE OF 180.65 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 00 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 1271.13 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 59 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 2575.93 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH LINE OF THE ABOVE SAID 299.98 ACRE TRACT AND THE SOUTH LINE OF MORRISON ROAD, FROM WHICH A 5/8 INCH CAPPED IRON ROD FOUND BEARS SOUTH 03 DEGREES 29 MINUTES 36 SECONDS EAST, 0.50 FEET;

THENCE SOUTH 87 DEGREES 05 MINUTES 15 SECONDS WEST, ALONG THE SOUTH LINE OF MORRISON ROAD AND THE NORTH LINE OF THE SAID 299.98 ACRE TRACT FOR A DISTANCE OF 189.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 26.8266 ACRES (1,168,568 SQUARE FEET) OF LAND.

SCHEDULE 'B' ITEMS

10W. RIGHT-OF-WAY EASEMENT DATED MAY 6, 1944, EXECUTED BY CLIFFORD A. PONTIUS TO HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 95, PAGE 238, DEED RECORDS OF WALLER COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. BLANKET NOT PLOTTABLE;

10X. RIGHT-OF-WAY DATED MAY 22, 1948, EXECUTED BY CLIFFORD A. PONTIUS TO HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 109, PAGE 173, DEED RECORDS OF WALLER COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. BLANKET NOT PLOTTABLE;

10AH. RIGHT-OF-WAY EASEMENT DATED NOVEMBER 12, 1943, EXECUTED BY CLIFFORD A. PONTIUS TO HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 165, PAGE 428, DEED RECORDS OF WALLER COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. BLANKET NOT PLOTTABLE;

10AN. RIGHT-OF-WAY EASEMENT DATED NOVEMBER 27, 1962, EXECUTED BY ROY MUSKE TO COUNTY OF WALLER, RECORDED IN VOLUME 176, PAGE 496, DEED RECORDS OF WALLER COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. BLANKET NOT PLOTTABLE;

NOTES:

1. BOUNDARY BASED ON GPS OBSERVATION TEXAS SOUTH CENTRAL ZONE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY TEXAN TITLE INSURANCE COMPANY FILE NO. T52310493.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48472C 0878, DATE 2-18-2009, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYORS CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP T52310493 of TEXAN TITLE INSURANCE COMPANY

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



TRACT 2-16
26.8266 ACRES
1,168,568 SQ. FT.

CALLED 27.14 ACRES
VOL. 867, PG. 477 W.C.D.R.

CALLED 27.19 ACRES
VOL. 984, PG. 335 W.C.D.R.

CALLED 27.14 ACRES
VOL. 867, PG. 477 W.C.D.R.

RESIDENTIAL LAND TITLE SURVEY OF

LOT 26.83 ACRES (TRACT 2-16), A-159 H & T C RR CO SURVEY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK N/A OF THE PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

ADDRESS: 0 MORRISON ROAD
BROOKSHIRE, TX 77423

SITE: A-159 H & T C RR CO SURVEY

JOB NO: 2381-22
DATE: 01-04-22

SCALE: 1" = 100'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1	2-01-23	NEW TC



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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