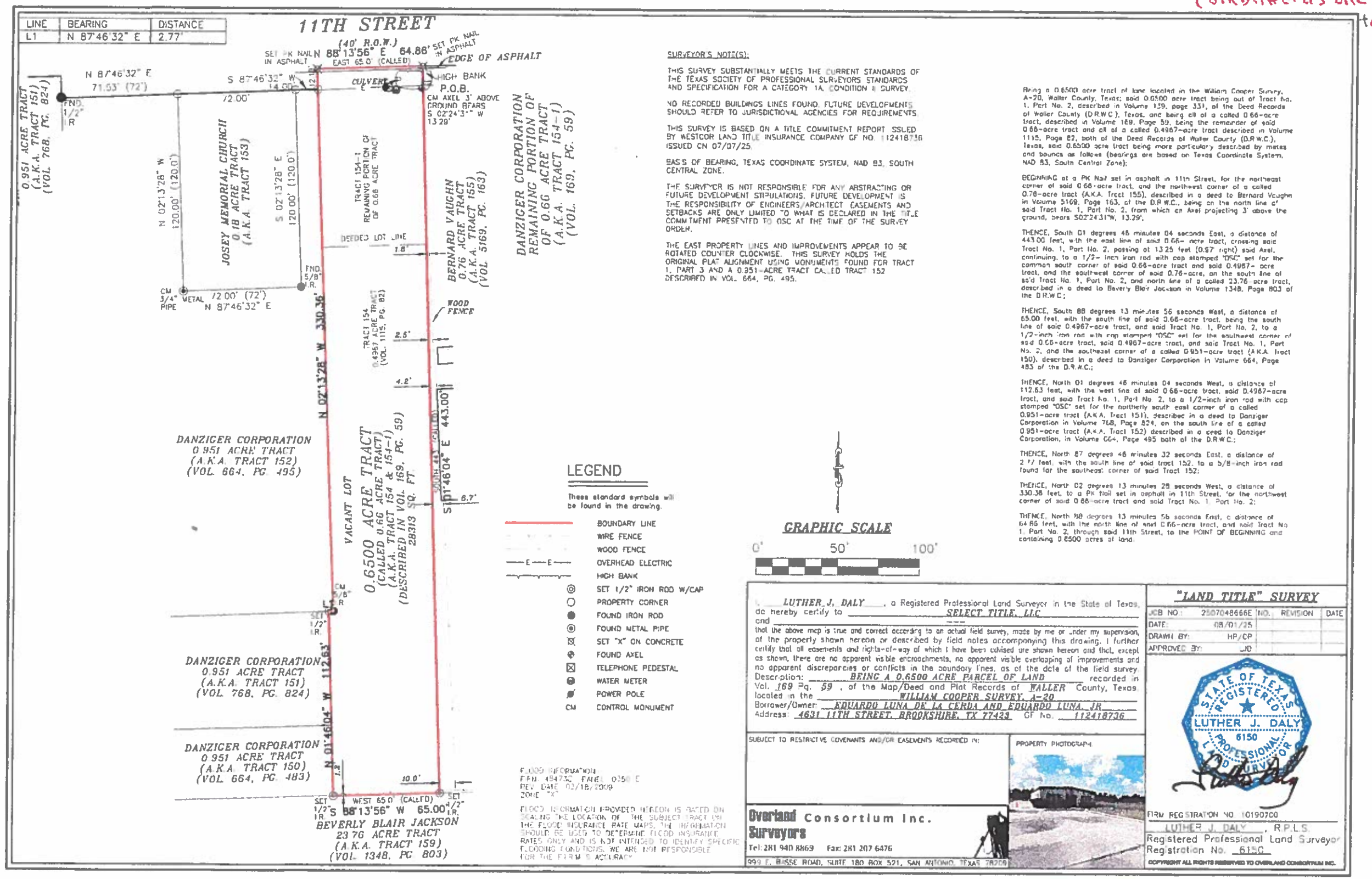
Tract E (Tr 154 154-1) combined as one tract

LINE	BEARING	DISTANCE
L1	N 87°46'32" E	2.77'



SURVEYOR'S NOTE(S):

THIS SURVEY SUBSTANTIALLY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 112418736 ISSUED ON 07/07/25.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

THE EAST PROPERTY LINES AND IMPROVEMENTS APPEAR TO BE ROTATED COUNTER CLOCKWISE. THIS SURVEY HOLDS THE ORIGINAL PLAT ALIGNMENT USING MONUMENTS FOUND FOR TRACT 1, PART 3 AND A 0.951-ACRE TRACT CALLED TRACT 152 DESCRIBED IN VOL. 664, PG. 495.

Being a 0.6500 acre tract of land located in the William Cooper Survey, A-20, Waller County, Texas; said 0.6500 acre tract being out of Tract No. 1, Part No. 2, described in Volume 129, page 331, of the Deed Records of Waller County (D.R.W.C.), Texas, and being all of a called 0.66-acre tract, described in Volume 169, Page 59, being the remainder of said 0.66-acre tract and all of a called 0.4967-acre tract described in Volume 1115, Page 82, both of the Deed Records of Waller County (D.R.W.C.), Texas, said 0.6500 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone):

BEGINNING at a PK Nail set in asphalt in 11th Street, for the northeast corner of said 0.66-acre tract, and the northwest corner of a called 0.76-acre tract (A.K.A. Tract 155), described in a deed to Bernard Vaughn in Volume 5169, Page 163, of the D.R.W.C., being on the north line of said Tract No. 1, Part No. 2, from which an Axel projecting 3' above the ground, bears S02°24'31"W, 13.29';

THENCE, South 01 degrees 46 minutes 04 seconds East, a distance of 443.00 feet, with the east line of said 0.66- acre tract, crossing said Tract No. 1, Part No. 2, passing at 13.25 feet (0.67' right) said Axel, continuing, to a 1/2- inch iron rod with cap stamped "OSC" set for the common south corner of said 0.66-acre tract and said 0.4967- acre tract, and the southeast corner of said 0.76-acre, on the south line of said Tract No. 1, Part No. 2, and north line of a called 23.76 acre tract, described in a deed to Beverly Blair Jackson in Volume 1348, Page 803 of the D.R.W.C;

THENCE, South 88 degrees 13 minutes 56 seconds West, a distance of 65.00 feet, with the south line of said 0.66-acre tract, being the south line of said 0.4967-acre tract, and said Tract No. 1, Part No. 2, to a 1/2-inch iron rod with cap stamped "OSC" set for the southwest corner of said 0.66-acre tract, said 0.4967-acre tract, and said Tract No. 1, Part No. 2, and the southeast corner of a called 0.951-acre tract (A.K.A. Tract 150), described in a deed to Danziger Corporation in Volume 664, Page 483 of the D.R.W.C.;

THENCE, North 01 degrees 46 minutes 04 seconds West, a distance of 112.63 feet, with the west line of said 0.66-acre tract, said 0.4967-acre tract, and said Tract No. 1, Part No. 2, to a 1/2-inch iron rod with cap stamped "OSC" set for the northerly south east corner of a called 0.951-acre tract (A.K.A. Tract 151), described in a deed to Danziger Corporation in Volume 768, Page 824, on the south line of a called 0.951-acre tract (A.K.A. Tract 152) described in a deed to Danziger Corporation, in Volume 664, Page 495 both of the D.R.W.C.;

THENCE, North 87 degrees 46 minutes 32 seconds East, a distance of 2.77 feet, with the south line of said tract 152, to a 5/8-inch iron rod found for the southeast corner of said Tract 152;

THENCE, North 02 degrees 13 minutes 28 seconds West, a distance of 330.38 feet, to a PK Nail set in asphalt in 11th Street, for the northwest corner of said 0.66-acre tract and said Tract No. 1, Part No. 2;

THENCE, North 88 degrees 13 minutes 56 seconds East, a distance of 64.86 feet, with the north line of said 0.66-acre tract, and said Tract No. 1, Part No. 2, through said 11th Street, to the POINT OF BEGINNING and containing 0.6500 acres of land.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- HIGH BANK
- SET 1/2" IRON ROD W/CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- SET "X" ON CONCRETE
- FOUND AXEL
- TELEPHONE PEDESTAL
- WATER METER
- POWER POLE
- CM CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48473C 0350 E
REV. DATE: 02/18/2009
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

GRAPHIC SCALE
0' 50' 100'

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SELECT TITLE, LLC and ——— that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 0.6500 ACRE PARCEL OF LAND recorded in Vol. 169 Pg. 59, of the Map/Deed and Plat Records of WALLER County, Texas, located in the WILLIAM COOPER SURVEY, A-20
Borrower/Owner: EDUARDO LUNA DE LA CERDA AND EDUARDO LUNA, JR
Address: 4631 11TH STREET, BROOKSHIRE, TX 77423 GF No. 112418736

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH

Overland Consortium Inc.
Surveyors
Tel: 281 940 8869 Fax: 281 207 6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY

JOB NO:	2507048666E	NO.	REVISION	DATE
DATE:	08/01/25			
DRAWN BY:	HP/CP			
APPROVED BY:	LJD			

STATE OF TEXAS REGISTERED LUTHER J. DALY 6150 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Fence does not follow property line
Tract E has a jog from the set monuments not matching the deeds - straighten out?
↑ per Stephanie's 9/9/25 email