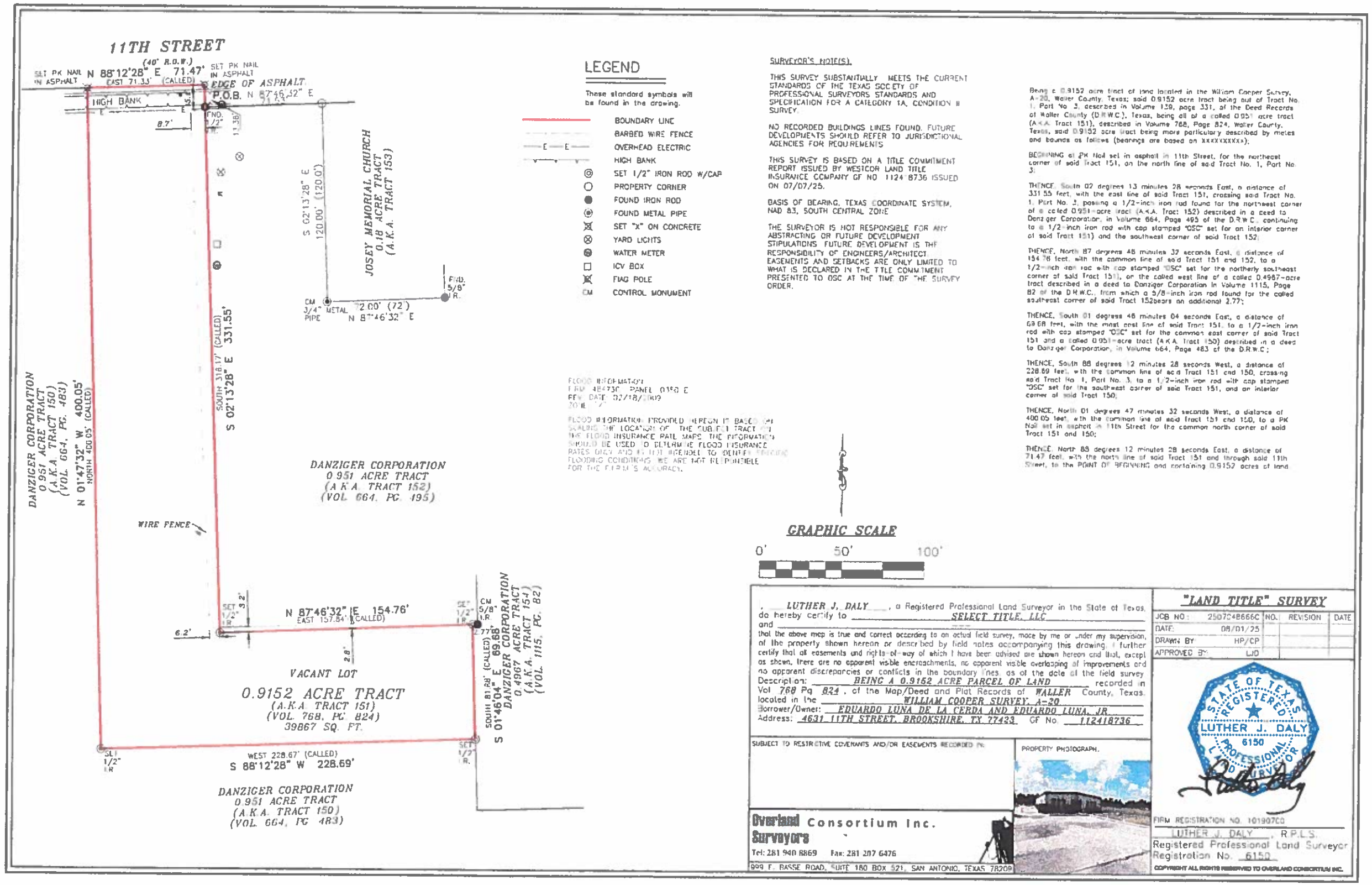
Tract C (Tr 151)




## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BARBED WIRE FENCE
- E — E OVERHEAD ELECTRIC
- HIGH BANK
- SET 1/2" IRON ROD W/CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- SET "X" ON CONCRETE
- YARD LIGHTS
- WATER METER
- ICV BOX
- FLAG POLE
- CM CONTROL MONUMENT

FLOOD INFORMATION
FIRM 48473C PANEL 0150 E
EFF. 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 EXISTING FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

GRAPHIC SCALE

0' 50' 100'

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 1124 8736 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.

Being a 0.9152 acre tract of land located in the William Cooper Survey, A-20, Waller County, Texas; said 0.9152 acre tract being out of Tract No. 1, Part No. 3, described in Volume 139, page 331, of the Deed Records of Waller County (D.R.W.C.), Texas, being all of a called 0.951 acre tract (A.K.A. Tract 151), described in Volume 768, Page 824, Waller County, Texas, said 0.9152 acre tract being more particularly described by metes and bounds as follows (bearings are based on xxxxxxxxxx);

BEGINNING at PK Nail set in asphalt in 11th Street, for the northeast corner of said Tract 151, on the north line of said Tract No. 1, Part No. 3;

THENCE, South 02 degrees 13 minutes 28 seconds East, a distance of 331.55 feet, with the east line of said Tract 151, crossing said Tract No. 1, Part No. 3, passing a 1/2-inch iron rod found for the northeast corner of a called 0.951-acre tract (A.K.A. Tract 152) described in a deed to Danziger Corporation, in Volume 664, Page 495 of the D.R.W.C., continuing to a 1/2-inch iron rod with cap stamped "OSC" set for an interior corner of said Tract 151) and the southwest corner of said Tract 152;

THENCE, North 87 degrees 46 minutes 32 seconds East, a distance of 154.76 feet, with the common line of said Tract 151 and 152, to a 1/2-inch iron rod with cap stamped "OSC" set for the northerly southeast corner of said Tract 151, on the called west line of a called 0.4967-acre tract described in a deed to Danziger Corporation in Volume 1115, Page 82 of the D.R.W.C., from which a 5/8-inch iron rod found for the called southeast corner of said Tract 152bears an additional 2.77';

THENCE, South 01 degrees 46 minutes 04 seconds East, a distance of 69.66 feet, with the most east line of said Tract 151, to a 1/2-inch iron rod with cap stamped "OSC" set for the common east corner of said Tract 151 and 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, South 88 degrees 12 minutes 28 seconds West, a distance of 228.69 feet, with the common line of said Tract 151 and 150, crossing said Tract No. 1, Part No. 3, to a 1/2-inch iron rod with cap stamped "OSC" set for the southwest corner of said Tract 151, and an interior corner of said Tract 150;

THENCE, North 01 degrees 47 minutes 32 seconds West, a distance of 400.05 feet, with the common line of said Tract 151 and 150, to a PK Nail set in asphalt in 11th Street for the common north corner of said Tract 151 and 150;

THENCE, North 88 degrees 12 minutes 28 seconds East, a distance of 71.47 feet, with the north line of said Tract 151 and through said 11th Street, to the POINT OF BEGINNING and containing 0.9152 acres of land

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 right-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 0.9152 ACRE PARCEL OF LAND recorded in Vol 768 Pg 824, 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 77433 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: | 250704B666C | 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. 101907C0

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

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Fence does not follow property line