BOUNDARY SURVEY PLAT
or
237.438 Acres
H. & T.C.R.R. Co. SURVEY
SECTION 93, BLOCK 1, A-164
AND THE
H. & T.C.R.R. Co. SURVEY
SECTION 96, BLOCK 1, A-285
(A.K.A. J. M. BENNETT SURVEY, A-285)
WALLER COUNTY, TEXAS

SCALE: 1" = 300'

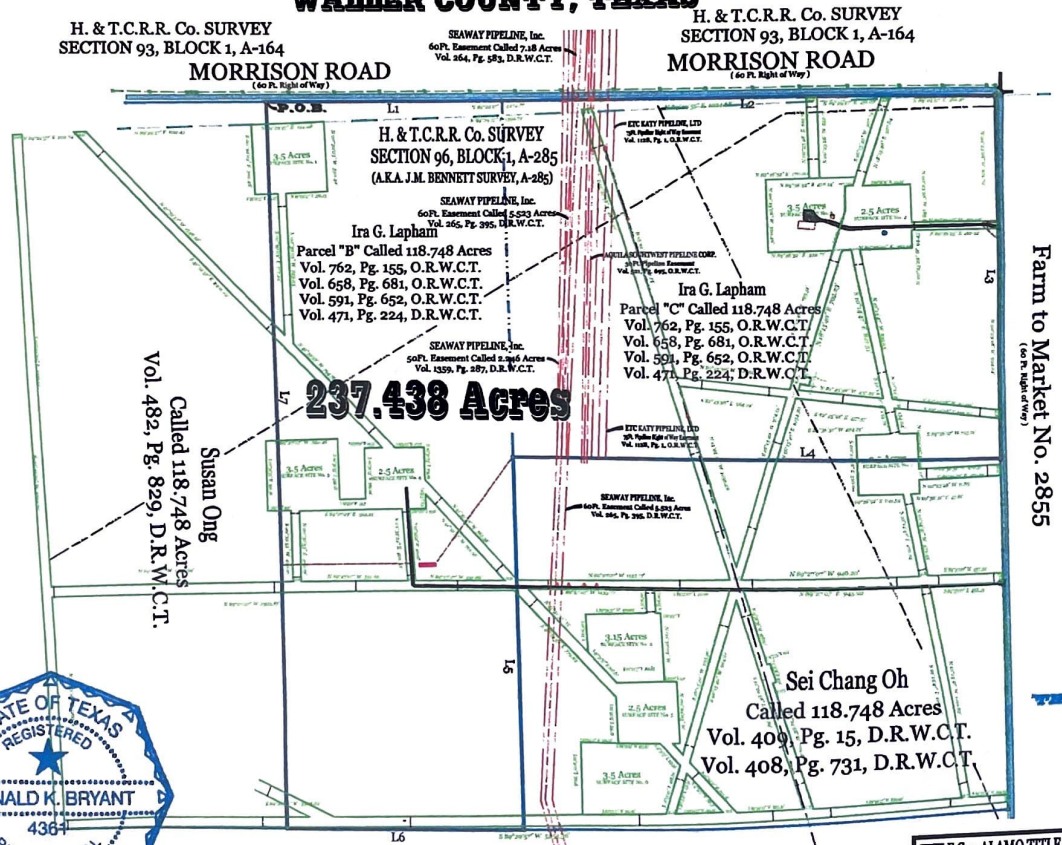
NOTES:

1. A LIMITED ABSTRACT HAS BEEN CONDUCTED FOR THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY ALAMO TITLE COMPANY, UNDER G. F. NO. ATCH-136-ATCH25141844-SF, ISSUED MARCH 7, 2025.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO HUMBLE OIL AND REFINING COMPANY AS RECORDED IN VOLUME 65, PAGE 226 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. BLANKET ACCESS EASEMENT.
6. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO HUMBLE OIL AND REFINING COMPANY AS RECORDED IN VOLUME 65, PAGE 236 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. BLANKET ACCESS EASEMENT.
7. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO HUMBLE OIL AND REFINING COMPANY AS RECORDED IN VOLUME 65, PAGE 227 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. BLANKET ACCESS EASEMENT.
8. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SEAWAY PIPELINE, INC. AS RECORDED IN VOLUME 261, PAGE 165 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND CORRECTED IN VOLUME 266, PAGE 886 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SHOWN.
9. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SEAWAY PIPELINE, INC. AS RECORDED IN VOLUME 262, PAGE 889 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND CORRECTED IN VOLUME 264, PAGE 630 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SHOWN.
10. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO EXXON CORPORATION AS RECORDED IN VOLUME 322, PAGE 892 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SHOWN.
11. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO AGUILA SOUTHWEST PIPELINE CORPORATION AS RECORDED IN VOLUME 821, PAGE 609 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. SHOWN.
12. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO ETC KATY PIPELINE, LTD. AS RECORDED IN VOLUME 1128, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. 75 FT. PIPELINE R-O-W EASEMENT. SHOWN.
13. SUBJECT TO THAT CERTAIN MEMORANDUM OF PERMANENT EASEMENT AGREEMENT TO SEAWAY CRUDE PIPELINE COMPANY, LLC AS RECORDED IN VOLUME 1859, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. 2.348 ACRE PIPELINE EASEMENT AND R-O-W. SHOWN.
14. SUBJECT TO THAT CERTAIN SURFACE USE AGREEMENT BETWEEN EXXON CORPORATION, ET AL. RECORDED IN VOLUME 259, PAGE 283 AND AMENDED IN VOLUME 266, PAGE 821 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SHOWN.
15. FENCES MEANDER BOUNDARY.
16. REFER TO METES AND BOUNDS DESCRIPTION, DATED MAY 5, 2025.
17. ALL BEARINGS NOTED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
18. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48473C0215F, DATED FEBRUARY 18, 2009.

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN HEREON.

5-7-2025

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361



STATE OF TEXAS
REGISTERED
RONALD K. BRYANT
4361
PROFESSIONAL
LAND SURVEYOR

LEGEND

- 3/4" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- APPROXIMATE SURVEY LINE
- BARBED-WIRE FENCE
- WATER WELL
- PIPELINE MARKER
- ASPHALT
- GRAVEL ROAD
- POWER POLE
- OVERHEAD POWER LINE
- SURFACE AGREEMENT PARCELS

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"
19 NORTH MILLER
BELLVILLE, TEXAS 77418
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4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 25137A

TITLE Co.: ALAMO TITLE Co.	G.F. No.: ATCH-136-ATCH25141844-SF
MORTGAGE Co.: T.B.D.	
PURCHASER: IMPAC WORLD, Inc.	
ADDRESS: MORRISON ROAD, WALLER COUNTY, TEXAS	

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