SCALE: 1" = 20'

LEGAL DESCRIPTION

6.9646 ACRES (CALLED 6.969 ACRES) OF LAND OUT OF THE E. S. DALTON 20.78 ACRES OF LAND (VOLUME 51, PAGE 403, DEED RECORDS); KNOWN AS TRACT NO. 2 OF A DIVISION OF THE H. WILPITZ 130 ACRES IN THE JOHN MCFARLAND LEAGUE A-46, WALLER COUNTY, TEXAS; SAID 6.969 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE ORIGINAL 20.78 ACRE TRACT, SAID POINT BEING IN THE SOUTH LINE OF THE M.K. & T. RR.;

THENCE, SOUTH 11 DEGREES 35 MINUTES. 35 SECONDS. EAST, A DISTANCE OF 504.54 (DEED CALL) TO A 5/8 INCH IRON ROD WITH (ADVANCE SURVEY) CAP SET FOR CORNER, AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 13 DEGREES 43 MINUTES 28 SECONDS EAST (CALL SOUTH 11 DEGREES 24 MINUTES 13 SECONDS EAST) ALONG THE EAST LINE OF THIS TRACT, A DISTANCE OF 737.28 FEET TO A ONE-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 71 DEGREES 15 MINUTES 11 SECONDS WEST (CALL SOUTH 73 DEGREES 39 MINUTES. 45 SECONDS. WEST) ALONG THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 481.72 FEET (CALLED 482.66 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 03 DEGREES 01 MINUTES 23 SECOND WEST, (CALLED NORTH 00 DEGREES 46 MINUTES 23 SECONDS WEST) CONTINUING IN ALL A DISTANCE OF 774.10 FEET (CALLED 773.07 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 73 DEGREES 04 MINUTES 30 SECONDS EAST (CALLED NORTH 75 DEGREES 22 MINUTES 00 SECONDS EAST) ALONG THE NORTH LINE OF THIS TRACT AND THE SOUTH R-O-W LINE OF KATY FREEWAY (INTERSTATE 10), A DISTANCE OF 336.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.9646 ACRES OF LAND, MORE OR LESS.

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BD. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
GM – GAS METER
OM – METER
WCCF – WALLER COUNTY CLERKS FILE
WCDR – WALLER COUNTY DEED RECORDS
WCMR – WALLER COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HLAP – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PVC – PARKING SPACES
PTP – PARKING TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
—x— BARBED WIRE FENCE
—o— CHAIN LINE FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
—OHP— OVERHEAD POWER LINES
—w— WOOD FENCE
—w— WROUGHT IRON FENCE

NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COMENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 1321721
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. FENCES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE AE MAP # 48473C, PANEL 0325E, DATED 02-18-2009 This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: AAA-EZLOAN LLC, STEWART TITLE GUARANTY COMPANY

I, hereby certify that this survey was made on the ground and completed on this 16th day of July 2021 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF 1321721 of STEWART TITLE GUARANTY COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

*ABSTRACTING BY TITLE COMPANY.
*ALL BEARINGS ARE BASED ON GPS TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 (NAD 83)
* COPYRIGHT 2021, Advance Surveying, Inc.(Email: advance_survey@att3.com)

BOUNDARY SURVEY OF

6.9646 ACRES (CALLED 6.969) OF LAND OUT OF THE E. S. DALTON 20.78 ACRES OF LAND (VOLUME 51, PAGE 403, DEED RECORDS); KNOWN AS TRACT NO. 2 OF A DIVISION OF THE H. WILPITZ 130 ACRES IN THE JOHN MCFARLAND LEAGUE A-46, WALLER COUNTY, TEXAS; SAID 6.969 ACRES OF LAND:

PURCHASER: AAA-EZLOAN LLC	SCALE: 1" = 60'
ADDRESS: 38335 I-10 (KATY FREEWAY) BROOKSHIRE, TEXAS 77423	FIELD WORK: 07-16-21/DB
	DRAFTING: 08-16-21/RP
LENDER: –	FINAL CHECK:08-17-21/AT
TITLE CO.: STEWART TITLE GUARANTY COMPANY	REVISIONS:
JOB NO.: 0711684-21-01	
G.F. NO.: 1321721	
KEY MAP: –	

ASI
PHONE: 281 530-3939
FAX: 281 530-5454

ADVANCE SURVEYING, INC.
10516 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200