



REMAINDER OF CALLED
18.8582 ACRES,
VOL. 1124, PG. 722,
D.R.W.C.T.

CALLED 2.000 ACRE
C.C.F.N. 1602211
WALLER COUNTY, TEXAS

2.000 ACRES
(87,120 SQ.FT.)

CALLED 2.000 ACRES
C.C.F. NO. 2205228
WALLER COUNTY

CALLED 11.0227 ACRE
C.C.F.N. 1502104
WALLER COUNTY, TEXAS

NEIMAN ROAD
ADDRESS: 71179 NEIMAN ROAD
(WIDTH VARIES)



I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417

LEGEND	
COVD	= COVERED
SW	= SIDEWALK
PP	= POWERPOLE
CONC	= CONCRETE
CCFN	= COUNTY CLERK'S FILE NUMBER
AE	= AERIAL EASEMENT
BOC	= BACK OF CURB
EOA	= EDGE OF ASPHALT
MH	= MAN HOLE
POB	= POINT OF BEGINNING
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
CL	= CENTER LINE
IP	= IRON PIPE
IR	= IRON ROD
FND	= FOUND
SEW	= SEWER
SAN	= SANITARY
-CL	= CHAIN LINK FENCE
-W	= WOOD FENCE
-CLFP	= CHAIN LINK FENCE POST
-WFP	= WOOD FENCE POST
-IP	= IRON FENCE POST
-IRFP	= IRON FENCE POST
-X	= BARBWIRE FENCE
-BFP	= BARBWIRE FENCE POST
EOP	= EDGE OF PAVEMENT
-	= CONCRETE/ASPHALT/BRICK/TILE

NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS RECORDED IN VOLUME 562, PAGE 47; VOLUME 734, PAGE 631; VOLUME 779, PAGE 154; COUNTY CLERK FILE NO. 2205227, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE.
4.) THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
5.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
6.) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
7.) ALL BEARINGS AND COORDINATES ARE BASED ON RECORDED DEED.
8.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

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14701 Saint Mary's Lane #150
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<http://www.dartlandservices.com>

PROPERTY DESCRIPTION: BEING 2.000-ACRES (87,120 SQ. FT.) TRACT OF LAND SITUATED IN THE W. SLATER SURVEY, A-251 & T.W. FISH SURVEY A-130 IN WALLER COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.8582-ACRES TRACT OF LAND RECORDED IN VOLUME 1124, PAGE 722 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 2.000-ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.
ADDRESS: 0 NEIMAN ROAD, BROOKSHIRE, TEXAS, 77423
OWNER/PURCHASER: -
LENDER: -
TITLE COMPANY: -
DRAFTER: 11-09-23/BJ
CREW: 11-01-21/AP
CHECKER: 11-09-23/BJ

SURVEY OF:
GPR: -

KEY MAP NO.: -

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
-SURVEY IS BASED ON TITLE COMMITMENT LISTED.
-ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
-THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FLOOD NOTE:
* THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480640, MAP No. 45473C, PANEL No. 0325E, DATED 02-18-09.
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

Benjamin Jauma 29.24

JOB 2021-10-114