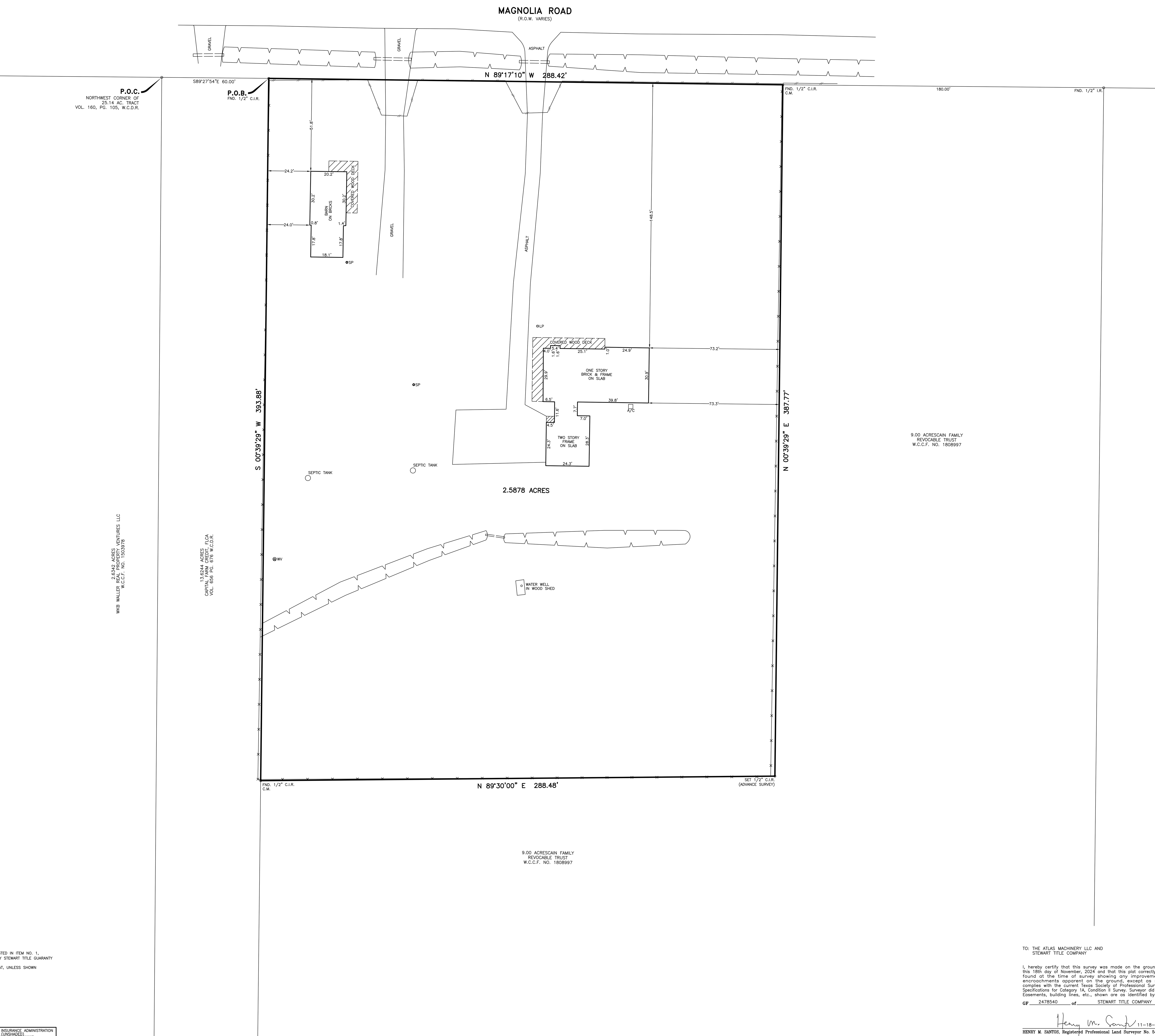
LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
HCPS – HANDICAP PARKING SPACE
HL&P – 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
PS – PARKING SPACES
PTP – PINCHED 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
WCCF – WALLER COUNTY CLERKS FILE
WCDR – WALLER COUNTY DEED RECORDS
WCMR – WALLER COUNTY MAP RECORDS
WM – WATER METER
WV – WATER VALVE
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
—OHPL— OVERHEAD POWER LINES
—//— WOOD FENCE
—/— WROUGHT IRON FENCE



SCALE: 1"= 20'-0"

0 10 20 40

LEGAL DESCRIPTION: 2.5878 ACRES

2.5878 ACRES OF LAND (CALLED 2.5847 ACRES) SITUATED IN THE LACY PERSALL SURVEY ABSTRACT 237, WALLER COUNTY, TEXAS AND BEING THE RESIDUE OF A CALLED 25.14 ACRE TRACT OF LAND DESCRIBED IN DEED FROM O. M. DINKINS AND ELSIE ELLIOTT POWELL TO W.L. MCDONALD AND WIFE, DOROTHY MCDONALD DATED FEBRUARY 6,1960, AND RECORDED AT VOLUME 160, PAGE 105, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID RESIDUE REMAINING AFTER CONVEYANCE OF A CALLED 13.6244 ACRE TRACT OF LAND TO ROBERT E.WILLAERT AND WIFE, BEVERLY A. WILLAERT RECORDED IN VOLUME 278, PAGE 31 DEED RECORDS OF WALLER COUNTY, TEXAS, AND CONVEYANCE OF A CALLED 9.000 ACRE TRACT OF LAND TO OCIE G. CAIN JR. AND WIFE, NAVELINE ANN CAIN RECORDED AT VOLUME 274, PAGE 694 DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 2.5878 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHEAST CORNER OF A 2.6342 ACRE TRACT CONVEYED TO WKB WALLER REAL PROPERTY VENTURES LLC. RECORDED IN W.C.C.F. NO. 1503978, AND THE NORTHWEST CORNER OF 13.6244 ACRE TRACT CONVEYED TO CAPITAL FARM CREDIT, FLCA RECORDED IN VOL. 656, PG. 676 W.C.D.R.

THENCE SOUTH 89 DEGREES 27 MINUTES 54 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF MAGNOLIA ROAD AND BEING THE UPPER NORTHEAST CORNER OF 13.6244 ACRE TRACT,THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 39 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF THE CAPITAL FARM CREDIT FLCA TRACT AND THE WEST LINE OF THIS TRACT A DISTANCE OF 393.88 FEET (CALLED 387.77 FEET) TO A 1/2 INCH IRON ROD WITH CAP FOUND IN THE EAST LINE OF THE CAPITAL FARM CREDIT TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE CAIN FAMILY REVOCABLE TRUST 9.000 ACRE TRACT;

THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF THIS TRACT AND THE MOST SOUTHERLY NORTH LINE OF THE CAIN TRACT A DISTANCE OF 288.48 FEET TO A 1/2 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THE CAIN 9.000 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS EAST A DISTANCE OF 387.77 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND ON THE SOUTH RIGHT-OF-WAY LINE MAGNOLIA ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, THE SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE CAIN TRACT;

THENCE NORTH 89 DEGREES 17 MINUTES 10 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MAGNOLIA ROAD AND THE NORTH LINE OF THIS TRACT A DISTANCE OF 288.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.5878 ACRES OF LAND MORE OR LESS. 058709-18-01 IN THE OFFICES OF ADVANCE SURVEYING, INC., AND ISSUED MAY 9, 2018.

SCHEDULE "B" ITEMS TRACT ONE:

10f — *A RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN/UNDER VOLUME 160, PAGE 632 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.* ***(AFFECTS PROPERTY, BUT NOT PLOTTABLE)***

10g — *A RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN/UNDER VOLUME 414, PAGE 287 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.* ***(AFFECTS PROPERTY, BUT NOT PLOTTABLE)***

SURVEY OF

2.5878 ACRES OF LAND (CALLED 2.5847 ACRES) SITUATED IN THE LACY PERSALL SURVEY ABSTRACT 237, WALLER COUNTY, TEXAS.

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 2478540.
2. EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
3. FENCES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X" (UNSHADED), MAP # 48339C, PANEL 0650G, DATED 08-18-14. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: THE ATLAS MACHINERY LLC AND
STEWART TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 18th day of November, 2024 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 2478540 of STEWART TITLE COMPANY

Henry M. Santos 11-18-24

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

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

• COPYRIGHT 2024, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

ASI	PURCHASER: THE ATLAS MACHINERY LLC	SCALE: 1" = 20'
	ADDRESS: 24521 MAGNOLIA ROAD HOCKLEY, TX 77447	FIELD WORK: 11-12-24/DB
		DRAFTING: 11-18-24/HS
	LENDER: –	FINAL CHECK: 11-18-24/AT
	TITLE CO.: STEWART TITLE COMPANY	REVISIONS:
	JOB NO.: 1113651-24-01	
	G.F. NO.: 2478540	
PHONE: 281 530-2939 FAX: 281 530-5464	KEY MAP: –	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200