

PROPERTY ADDRESS:
28332 Kyle Road
Waller, Texas 77484

KYLE ROAD (60' R.O.W.)

DEED CALL N 89°16' E-270.65'
N 87°48'47" E 271.42'

FND. 1/2" I.R.

SET 5/8" I.R.
W/CAP



N 0°57'36" W DEED CALL N 00°31'11" W-800.59' 800.42'

S 0°59'22" E DEED CALL S 00°24' E-800.47' 800.27'

E. 1/2 LOT 27
CALLED 2.50 ACRES
"TRACT IV"
ISAAC IBRAHIM
(VOL. 1041, PG. 571, D.R.W.C.T.)

LOT 28
4.9906 AC.
(217,390 SQ.FT.)
VACANT
CALLED 4.9585 ACRES
"TRACT III"
ISAAC IBRAHIM
(VOL. 1041, PG. 571, D.R.W.C.T.)

LOT 29
CALLED 4.9991 ACRES
"TRACT II"
ISAAC IBRAHIM
(VOL. 1041, PG. 571, D.R.W.C.T.)

NOTES:

1. Bearings based on the Texas State Plane Coordinate System (NAD83).
2. This survey was made without the benefit of a complete title search and may not reflect certain easements or other encumbrances that may be of record.
3. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.

POINT OF BEGINNING
SET 5/8" I.R. W/CAP

N 87°45'13" E
1,389.68'

DEED CALL N 89°16' E-1,389.68'

FND. 1/2" I.R.

WIRE FENCE

S 87°46'57" W 271.83'

DEED CALL S 89°14'18" W-268.98'

CALLLED 23.09 ACRES
PETE A. TWARDOWSKI, ET UX
(VOL. 191, PG. 419, D.R.W.C.T.)

DEED CALL N 00°35' W-9,362.1'

PLACE OF COMMENCING
S.W.COR.-765.63 AC.TR.

SURVEY OF: 4.9906 acres of land known as Lot 28 of WALNUT CREEK SUBDIVISION, an unrecorded subdivision situated in the Owen Wingfield Survey, A-269, Waller County, Texas, said 4.9906 acres of land being more particularly described by metes and bounds description attached hereto and made a part hereof.

Scale: 1" = 100'

I, Thomas G. Robinson, certify that this survey was performed on the ground under my supervision on February 25, 2026, that there were no encroachments except as shown and that this survey conforms to T.S.P.S. Standards for a Category 1B, Condition 3 Survey.

Thomas G. Robinson
THOMAS G. ROBINSON, R.P.L.S. #1874

ROBINSON SURVEYING, INC.

16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com

