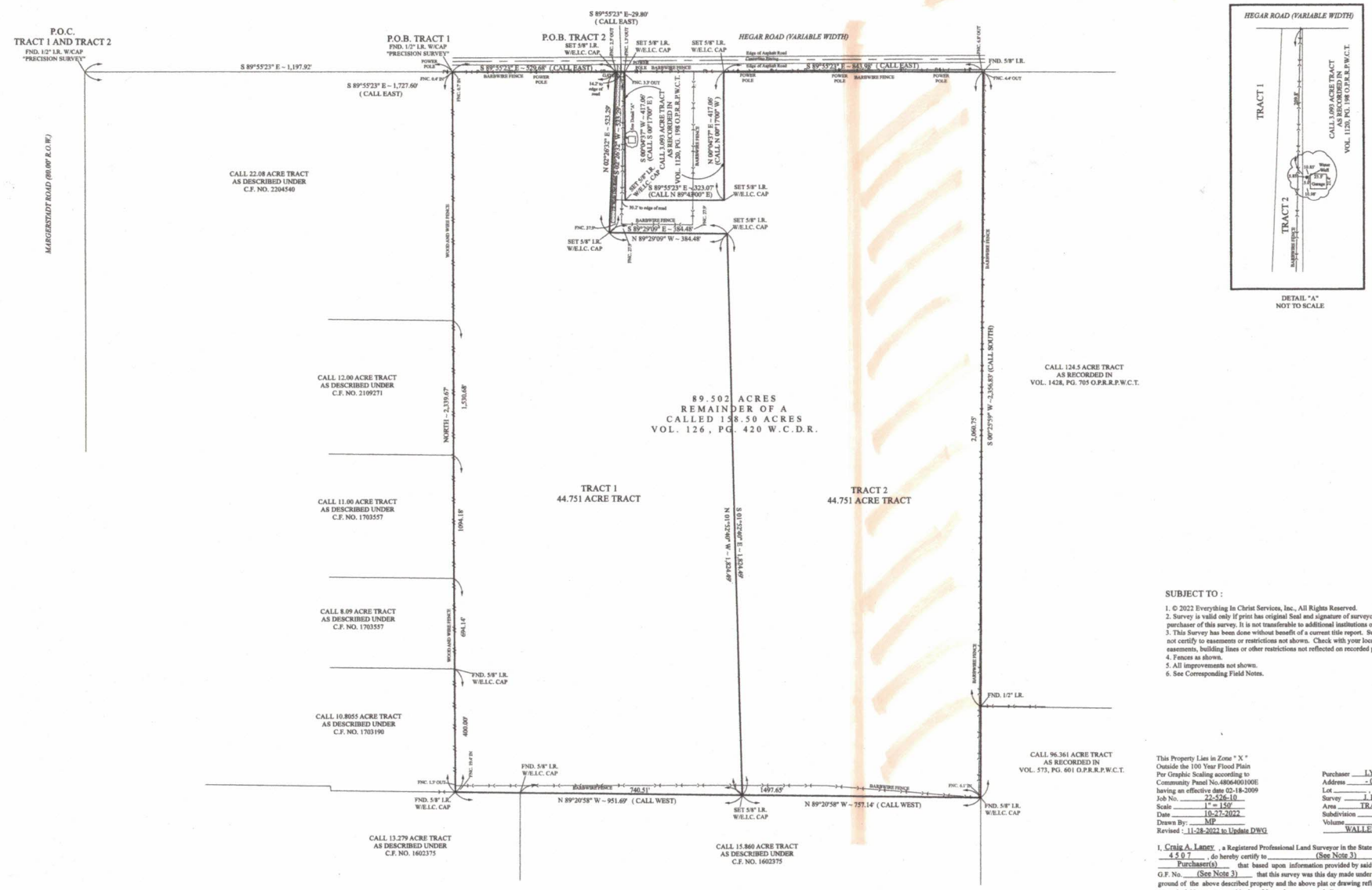
22 AC +/- (APPROX 420' FRONTAGE
APPROX. 2060' N/S)

22+/-

EIC SURVEYING COMPANY
12345 JONES ROAD
SUITE 270
HOUSTON, TX 77070
(281) 955-2772
FIRM NO. 10033400



DETAIL "A"
NOT TO SCALE

SUBJECT TO :

1. © 2022 Everything In Christ Services, Inc., All Rights Reserved.
2. Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. This Survey has been done without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.
4. Fences as shown.
5. All improvements not shown.
6. See Corresponding Field Notes.

This Property Lies in Zone " X "
Outside the 100 Year Flood Plain
Per Graphic Scaling according to
Community Panel No.48064001 00E
having an effective date 02-18-2009
Job No. 22-526-10
Scale 1" = 150'
Date 10-27-2022
Drawn By: MP
Revised : 11-28-2022 to Update DWG

Purchaser LYNNE L. SCHOEPF
Address - 0 - HEGAR ROAD
Lot _____ Block _____, Section _____
Survey J. DENSON _____, A 23
Area TRACT 1, 44.751 AND TRACT 2, 44.751
Subdivision _____
Volume _____, Page _____ Records,
WALLER County , Texas

I, Craig A. Laney , a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507 , do hereby certify to (See Note 3) and Purchaser(s) , that based upon information provided by said Title Company under G.F. No. (See Note 3) that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Engineers and Land Surveyors. Effective February, 2021.

The basis of bearing is S89°55'03"E along the South right of way line of Hegar Road per deed to the 22.08 acre tract of land.

A Division of Everything in Christ Services, Inc.

Seal