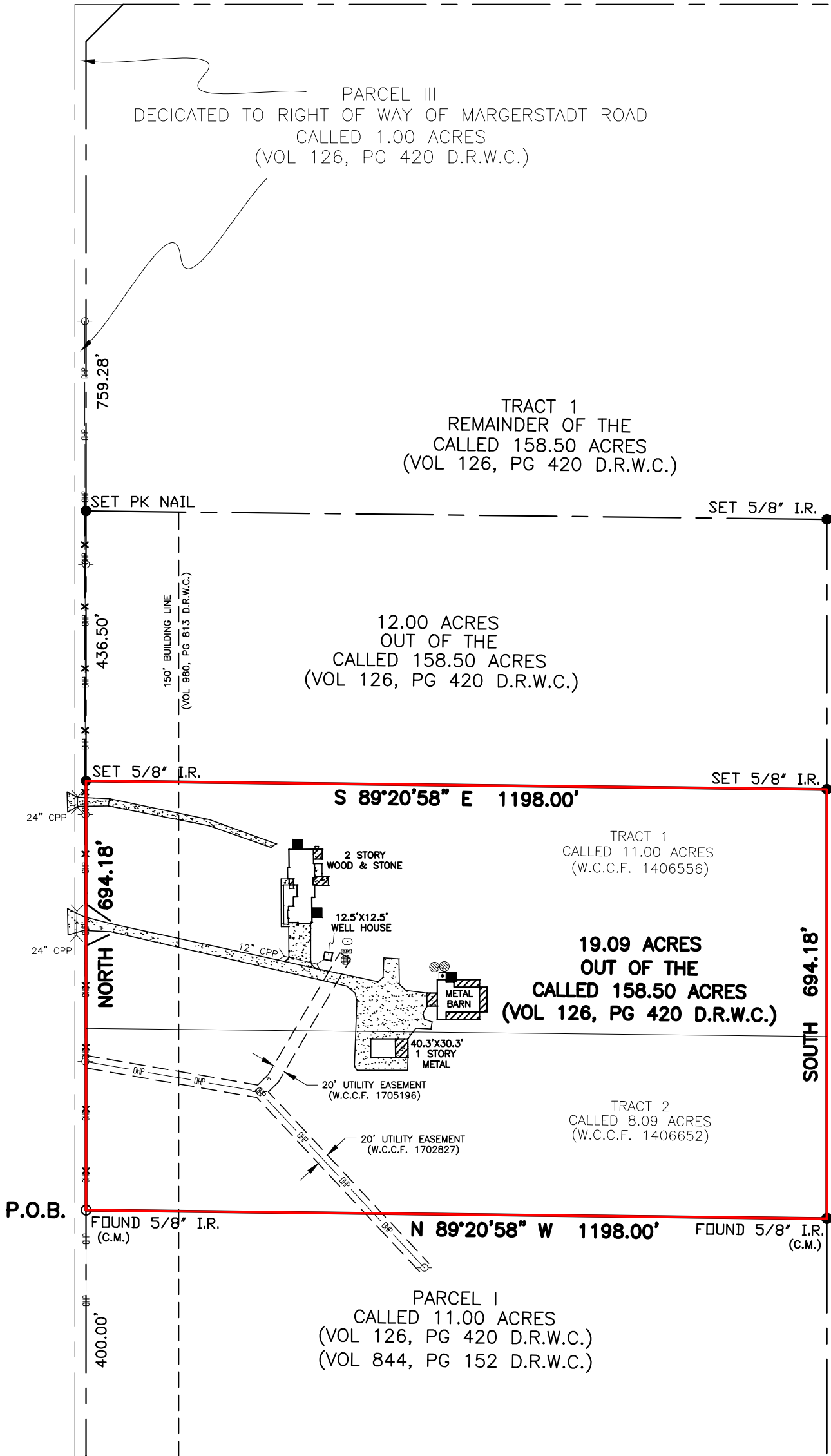


HEGAR ROAD (80' R.O.W.)

MARGERSTADT ROAD (80' R.O.W.)



NOTES:
THE UTILITY EASEMENT AS RECORDED IN VOL 264, PG 337 D.R.W.C. DOES NOT AFFECT THE SUBJECT PROPERTY
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DECSRIPTION
SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS
BEARING ORIENTATION BASED ON THE EASTERN ROW OF MARGERSTADT ROAD, AS PER DEEDS
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
BEARINGS BASED ON RECORDED DEED OF THE CALLED 11.00 ACRES (VOL 844, PG 152 D.R.W.C.)
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

DESCRIPTION: BEING A 19.09 ACRE PARCEL OF LAND				This lot does not appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48201C0180L dated 6/18/07
RECORDATION: W.C.C.F. 1406556 & 1406652	COUNTY: WALLER	ST: TX	ABSTRACT: J DENSON, A-23	
RECORD OWNER: JASON DANNATT		TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE		
ADDRESS: JASON & AMBER DANNATT LENDER: TEXAS FIRST BANK ADDRESS: 0 MARGERSTADT ROAD WALLER, TX 77484				JOB #: 1409250
FIELD WORK: LK				I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.
DRAFTED BY: DK, JR				
CHECKED BY: DK, SR				
G.F. NUMBER 23125111COMM				
FIRM NO. 10152100				





DAVID E. KING

05/24/2023

DATE



KLSS
KING'S LAND SURVEYING SOLUTIONS, LLC
Professional Land Surveyors

315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8000

LEGEND

These standard symbols will be found in the drawing.

FOUND MONUMENT	○	COVERED AREA	
SET MONUMENT	●	EDGE CONCRETE	
GUY WIRE	+	EDGE GRAVEL	
POWER POLE	⊙	BARB WIRE FENCE	— X —
AC PAD	■	OVERHEAD POWER	— #0 —
SEPTIC PUMP	⊗	EASEMENT LINE	- - - -
SEPTIC TANK	⊙		
TRANSFORMER	⊕		
ELEC GENERATOR	⊞		
PROPANE TANK	○		

1" = 200'



KLSS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003