

JOZWIAK LANE (40' ROW)
FOUND 2" IRON PIPE

N89°06'24"E 354.66'
FOUND BENT IRON ROD

FOUND 1/2" IRON ROD
24.1'

CLINTON B. HOLLIDAY III
LINDSAY HOLLIDAY
CALLED 4.50 ACRES
WCCF 1707770

SET 5/8" IRON ROD
W/CAP "RPLS 1982"

SET 5/8" IRON ROD
W/CAP "RPLS 1982"

FOUND 2" PIPE
1.2' WEST

N89°01'14"E 158.25'
FOUND 1/2" IRON ROD

N01°34'20"W 313.15'

N00°58'46"W 219.03'

VOL 309 PG 839
CALLED 1.000 ACRE

20' SBEC ESMT V 610 PG 825
SET 5/8" IRON ROD OVERHEAD
W/CAP "RPLS 1982" ELECTRIC

FLOYD LUCHERK ESTATE
AND MARILYN T LUCHERK
TRACT 2 VOL 948, PG 119
4.597 ACRES

FLOYD LUCHERK ESTATE
AND MARILYN T LUCHERK
TRACT 3 VOL 492, PG 834
4.597 ACRES

FLOYD LUCHERK ESTATE
AND MARILYN T LUCHERK
TRACT 4 VOL 492, PG 837
4.597 ACRES

10.500 ACRES

64.2x36.4'
METAL BLDG

25.5'x18.6' QUONSET
TYPE BUILDING

△=02°25'39"
R=5,769.22'
L=244.42'
CH=N02°48'22"W
244.41'

POINT OF
BEGINNING
FOUND 5/8" IRON ROD

N89°47'03"W 576.60'

FOUND 5/8" IRON ROD
W/CAP STAMPED "RPLS 1982"

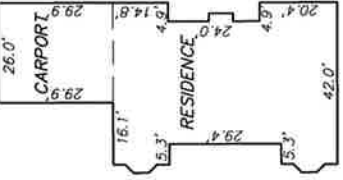
N89°45'09"W 351.90'
FOUND 5/8" IRON ROD
W/CAP STAMPED "RPLS 1982"

BRANDON BLAKE JOHNSON
CALLED 4.5971 ACRES
WCCF 1506793

BRANDON BLAKE JOHNSON
CALLED 2.828 ACRES
WCCF 2512608

FM 1887 (80' ROW)

1"=100'



HOUSE DETAIL

PLAT OF SURVEY OF 10.500 ACRES OF LAND
LOCATED IN THE JARED E. GROCE SURVEY, A-30
WALLER COUNTY, TEXAS

GF V2535359HE
VICTOR MOLNOSKEY AND MARGARET MOLNOSKEY
21926 FM 1887
HEMPSTEAD, TEXAS 77445

- NOTES:
1. THE BASIS FOR THE BEARINGS IN THIS SURVEY IS HOLDING THE EAST LINE TO THE DEED CALL.
 2. THERE IS A METES AND BOUNDS DESCRIPTION THAT ACCOMPANIES THIS DRAWING.
 3. THE SURVEYOR HAS RELIED UPON TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF V2535359HE, EFFECTIVE DATE SEPTEMBER 30, 2025, ISSUED OCTOBER 10, 2025, IN THE PREPARATION OF THIS SURVEY.



I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM A SURVEY MADE BY ME ON DECEMBER 4, 2025, AND THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY.

Walter E. Smith 12/04/2025

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P O BOX 360
WALLER, TEXAS 77484
711-550-4931

WILLIAM EDGAR KOCH AND MICHELLE KOCH TRACT THREE 4.5971 ACRES WCCF 2507198
S00°25'13"E 795.25'