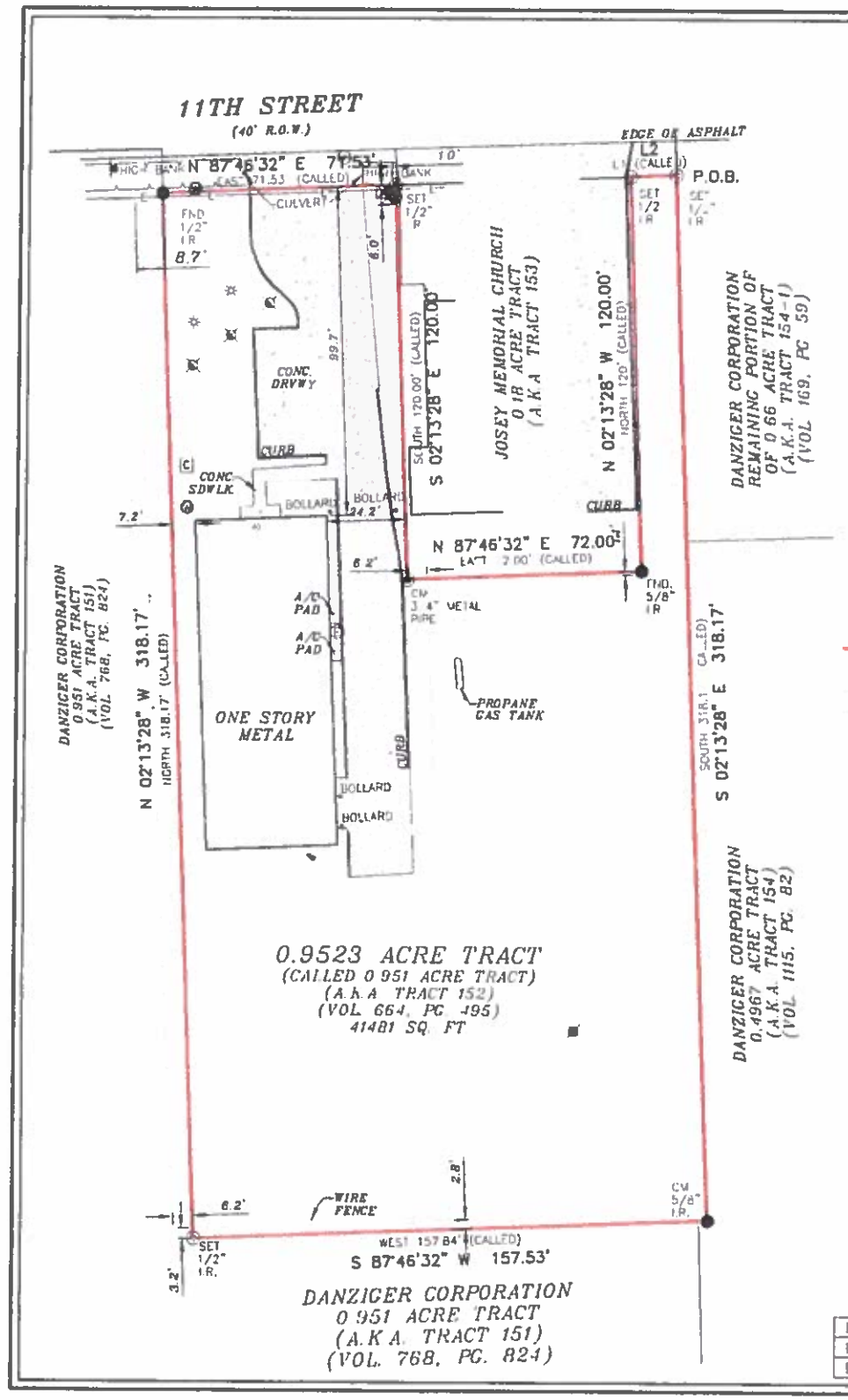
Tract D (Tr 152)



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOC OF PROFESSI SURVEYORS STANDARDS AND SPECIFICATION OR A CATEGORY 1A, CONDITION SURVE

NO RECORDED BUILDINGS LINES FOUND FUTURE DEVELOPMENTS SHOULD REFER T JURISDICTIONAL AGENCIES FOR REQUIREMENTS

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE OMPANY GF NO 112418736 ISSUED ON 07/07/25

BASIS OF BEARING, TEXAS COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE

THE MONUMENTS FOUND DO NOT MATCH THE CALLED DESCRIPTION ON THE LEGEND MONUMENTS WERE HELD FOR THIS TRACT FOR THE 0.18 ACRE TRACT

Being 0.9523 acre tract of land located in the William Cooper Survey A-20, Waller County, Texas, and 0.9 acre tract being out of Tract No 1 (Part No 3) described in Volume 38 Page 331 of the Deed Records of Waller County (DRWC) and all of called 0.95 acre tract (A.K.A. Tract 152), described in Volume 664, Page 495 Waller County Texas, said 0.9523 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83 South Central Zone)

BEGINNING at 1/2 inch iron rod with cap stamped "OSC" set on the south right-of-way line of 11th Street (as occupied) for the easterly northeast corner of said Tract 152, the west line of called 0.66 acre tract described in a deed to Danziger Corporation, in Volume 169 Page 59 of the DRWC

THENCE, South 02 degrees 13 minutes 28 seconds East along said line of 318.17 feet with the east line of said tract 152 and said tract of Part No. 3 to a 5/8 inch iron rod found for the southeast corner of Tract 152 on the west line of a called 0.4967-acre tract described in deed to Danziger Corporation, Volume 1115, Page 82 of the D.R.W.C

THENCE, South 87 degrees 46 minutes 32 seconds West, a distance of 157.53 feet, with the south line of said Tract 152, crossing said Tract No. 1 Part No 3 to a 1/2 inch iron rod with cap stamped "OSC" set for the southwest corner of said tract 152 and an interior corner of a called 0.951 acre tract (A.K.A. Tract 151) described in a deed to Danziger Corporation, as recorded under Volume 768 Page 824 of the D.R.W.C

THENCE, North 02 degrees 13 minutes 28 seconds West, a distance of 318.17 feet, with the common line of said Tract 152 and 151 to a 1/2 inch iron rod found on the south right-of-way line of said 11th Street (as occupied), for the northwest corner of Tract 152 on the east line of said Tract 151,

THENCE, North 87 degrees 46 minutes 32 seconds East a distance of 157.53 feet with the north line of said Tract 152 and the south right of way line of said 11th Street (as occupied), to a 1/2 inch rod with cap stamped "OSC" set for northerly corner of said Tract 152 and the northwest corner of a called 0.66 acre tract (A.K.A. Tract 153) stated as Josey Memorial Church (no deed found)

THENCE with the northerly line of said Tract 152 the following three (3) courses

South 02 degrees 13 minutes 28 seconds East a distance of 120.00 feet, to a 3/4-inch metal pipe found for an interior corner of said tract 152

North 87 degrees 46 minutes 32 seconds East a distance of 72.00 feet to a 5/8-inch found iron rod for an interior corner of Tract 152

North 02 degrees 13 minutes 28 seconds West a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "OSC" set on the south right-of-way line of said 11th Street (as occupied) for northerly corner of said Tract 152

THENCE, North 87 degrees 46 minutes 32 seconds East a distance of 14.00 feet, with the north line of said Tract 152 and the south right-of-way line of said 11th Street to the POINT OF BEGINNING and containing 0.952 acre of land

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BARBED WIRE FENCE
- HIGH BANK
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND METAL PIPE
- FOUND AXEL
- TELEPHONE PEDESTAL
- WATER METER
- ICV BOX
- POWER POLE
- SIGN
- MANHOLE
- FLAG POLE
- YARD LIGHTS
- POLE
- CM CONTROL MONUMENT

GRAPHIC SCALE

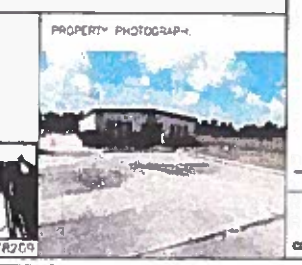
0' 40' 80'

LINE	BEARING	DISTANCE
L1	EAST	14.00'
L2	N 87°46'32" E	14.00'

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SELECT TITLE, LLC and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 0.9523 ACRE PARCEL OF LAND recorded in Vol. 664 Pg. 495, of the Map/Deed and Plat Records of WALLER County, Texas, located in the WILLIAM COOPER SURVEY, A-20
Borrower/Owner: EDUARDO LUNA DE LA CERDA AND EDUARDO LUNA, JR
Address: 4631 11TH STREET, BROOKSHIRE, TX 77423 GF No. 112418736

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH



Overland Consortium Inc.
Surveyors
Tel: 281 940 8869 Fax: 281 207 6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY

JOB NO:	2 7048666D	NO	REVISION	DATE
DATE:	8/01/25			
DRAWN BY:	R/LP			
APPROVED BY:	LJD			

STATE OF TEXAS REGISTERED LUTHER J. DALY 6150 PROFESSIONAL LAND SURVEYOR

NAME REGISTRATION NO. 1
LUTHER J. DALY R.P.
Registered professional land surveyor

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Fence does not follow property line