



LEGEND:

AE = AERIAL EASEMENT
BL BUILDING LINE
BLDG = BUILDING
ESMT = EASEMENT
FND = FOUND
HLKP = HIGH VOLTAGE LIGHTING & POWER
IP = IRON PIPE
IR = IRON ROD
CIR = CAST IRON ROD
WCOF = WALLER COUNTY CLERKS FILE
WCDR = WALLER COUNTY DEED RECORDS
WCR = WALLER COUNTY MAP RECORDS
P = POINT OF BEGINNING
POK = POINT OF COMMENCING
PSP = PARKING SPACES
ROW = RIGHT OF WAY
SQ. FT. = SQUARE FEET
UE = UTILITY EASEMENT
= BARBED WIRE FENCE
= CHAIN LINK FENCE
= CONCRETE
COVERED CONCRETE
= OVERHEAD ELECTRIC LINES
= OVERHEAD FENCE
= WROUGHT IRON FENCE
= GUY WIRE
= CATCH BASIN
= CABLE BOX
= ELECTRIC BOX
= ELECTRIC MH
= HYDRANT
= FIBER OPTIC MARKER
= FLAG POLE
= GAS METER
= GAS VALVE
= CURB INLET
= LIGHT POLE
= MANHOLE
= MONITORING WELL
= PIPELINE WELLS
= POWER POLE
= SERVICE POLE
= SANITARY MANHOLE
= STORM MANHOLE
= TELEPHONE PEDESTAL
= TRANSFORMER
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL POLE
= UNDERGROUND CABLE MARKER
= WATER WELL
= WATER METER
= WATER VALVE
"STS" = STAMPED SOUTH TEXAS SURVEYING

CALLED 19.388 ACRES
 VOL. 1382, PG. 196

"KICKAPOO ROAD"
(POSSIBLE R.O.W. TAKING)

**58.2109 ACRES
(2,535,666 SQ. FT.)**

KICKAPOO ROAD
VOL. 0725, PG. 76 WCMR
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

REMAINDER OF CALLED
74.6 ACRES
VOL. 1329, PG. 800 & VOL.
1329, PG. 805 WCDR

NOTES:

1. BASIS OF BEARING IS THE WEST ROW LINE OF PICKAPOO ROAD BEING 0.2724'.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEEDS RECORDED IN VOL. 1329, PG. 800 & VOL. 1329, PG. 805 WCDR.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTS THE FINDINGS AND OPINIONS OF THE SURVEYOR AND INTENDS FOR THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED. WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2016. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DOES NOT WITHOUT BENEFIT OF DEED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48473C 0100E, DATE 02-18-2009. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

BEING A 58.211 ACRE (2,535,666 SQUARE FEET) TRACT OF LAND OUT OF THE G.W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A COMBINED CALLED 74.6 ACRE TRACT OF LAND DESCRIBED IN DEEDS RECORDED UNDER VOLUME 1329, PAGE 800, AND VOLUME 1329, PAGE 805, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF KICKAPOO ROAD BEING SOUTH 02 DEGREES 24 MINUTES 04 SECONDS EAST);

COMMENCING FOR REFERENCE AT A 3/4 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 14 (CALLED 6.139 ACRES) OF KICKAPOO OAKS, A SUBDIVISION RECORDED UNDER VOLUME 725, PAGE 476, OF THE MAP RECORDS OF WALLER COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 0.52232 ACRE TRACT OF LAND TO WALLER COUNTY FOR RIGHT-OF-WAY EASEMENT "KICKAPOO ROAD" (VARYING WIDTH) RECORDED IN VOLUME 222, PAGE 26 OF THE WALLER COUNTY DEED RECORDS;

THENCE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 14, SAME BEING THE SOUTH LINE OF SAID 0.52232 ACRE TRACT, PASSING AT A DISTANCE OF 5.80 FEET A FOUND 6 INCH FENCE POST FOR THE SOUTHWEST CORNER OF SAID 0.52232 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 14.00 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 790.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 14 AND THE NORTH LINE OF LOTS 7 AND 8 OF KICKAPOO OAKS, A DISTANCE OF 909.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID LOT 7, BEING IN THE EAST LINE OF A CALLED 19.388 ACRE TRACT DESCRIBED IN VOLUME 1382, PAGE 196 OF THE WALLER COUNTY DEED RECORDS AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 35 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID 19.388 ACRE TRACT AND ALONG THE WEST LINE OF SAID COMBINED 74.6 ACRE TRACT, A DISTANCE OF 1920.37 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTH LINE OF KICKAPOO ROAD, BEING THE NORTHEAST CORNER OF SAID 19.388 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 43 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID KICKAPOO ROAD, A DISTANCE OF 1609.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 0.52232 ACRE TRACT "KICKAPOO ROAD" AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 24 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID 0.52232 ACRE TRACT "KICKAPOO ROAD", A DISTANCE OF 70.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN SAID 0.52232 ACRE TRACT, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 24 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID 0.52232 ACRE TRACT "KICKAPOO ROAD", A DISTANCE OF 1012.32 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 14.00 ACRE TRACT AND BEING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID 14.00 ACRE TRACT, A DISTANCE OF 786.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 14.00 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 57 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SAID 14.00 ACRE TRACT, A DISTANCE OF 779.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.211 ACRES (2,535,666 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY OF

A 58.211 ACRE (2,535,666 SQUARE FEET) TRACT OF LAND OUT OF THE G.W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A COMBINED CALLED 74.6 ACRE TRACT OF LAND DESCRIBED IN DEEDS RECORDED UNDER VOLUME 1329, PAGE 800, AND VOLUME 1329, PAGE 805, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

ADDRESS: 27643 KICKAPOO ROAD
HOCKLEY, TEXAS 77447

JOB NO: 72-16A
DATE: 01-16-16

SCALE: 1" = 100'
SHEET 1 OF 1

REVISIONS:

NO.	DATE

DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Copyright 2016 South Texas Surveying Associates, Inc.

K:\COMRES 2016\72-16A.DWG (BP

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I, hereby certify that this survey was made on the ground and completed on this 15th day of January, 2016 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF _____ N/A _____ of _____ N/A _____

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

