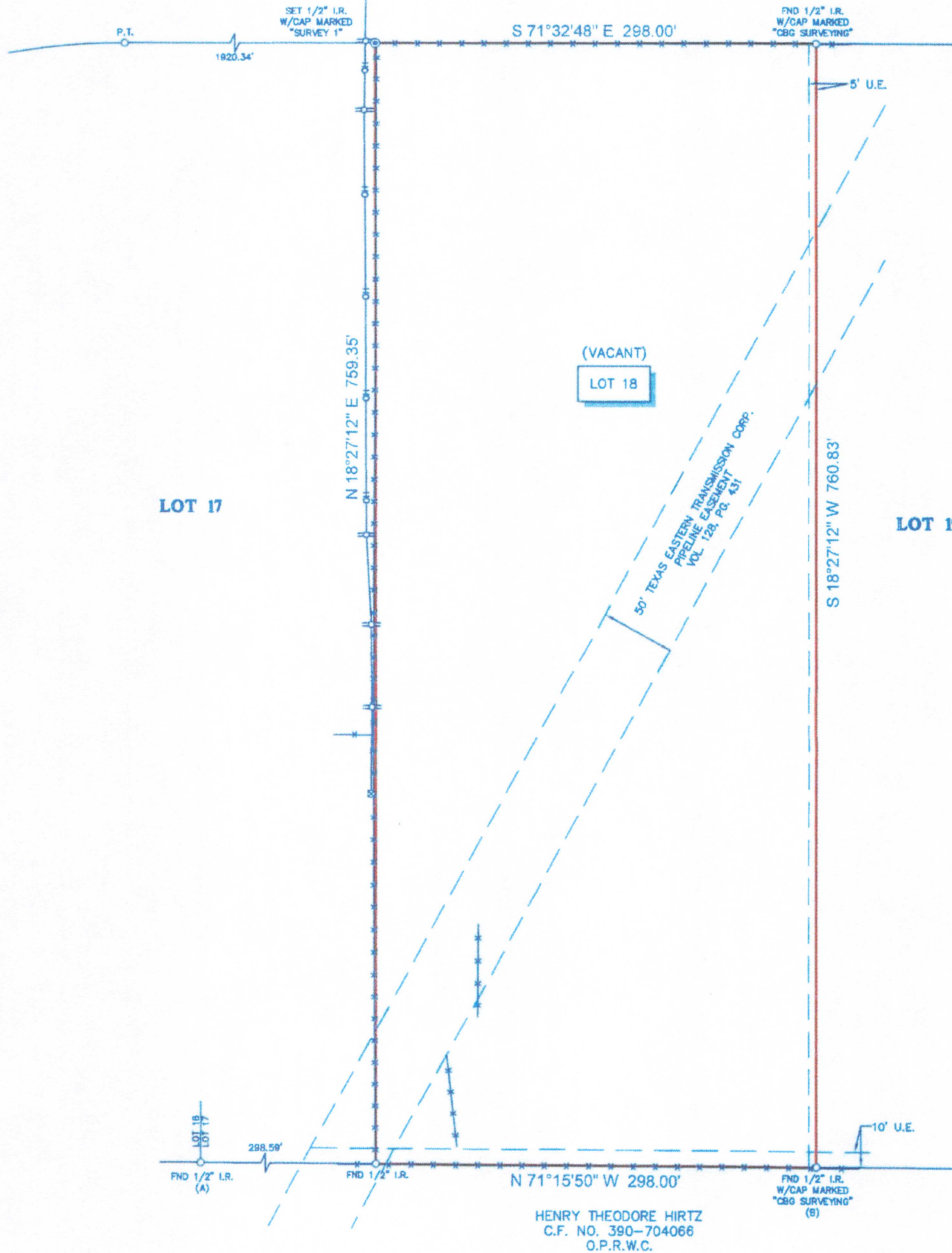


# LAND TITLE SURVEY

0' 40' 80' 160'

SCALE 1"=80'

BRUMLOW ROAD  
(60' R.O.W.)



## NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 19, 2026, UNDER G.F. NO. 2026051465-LV.
7. EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN VOLUME 441, PAGE 273.

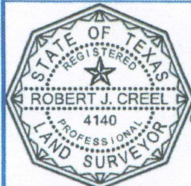
LEGAL DESCRIPTION: LOT 18, OF PINERIDGE SUBDIVISION, A SUBDIVISION IN WALLER COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 300, PAGE 360 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

## LEGEND

|     |                        |
|-----|------------------------|
| —○— | OVERHEAD UTILITY LINES |
| —○— | UTILITY EASEMENT       |
| —○— | POWER POLE             |
| —○— | SERVICE POLE           |
| —○— | FENCE                  |
| —○— | WIRE                   |

CLIENT: JUAN M. BALDERAS

ADDRESS: 34235 BRUMLOW ROAD



SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 26, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CORRECTION II SURVEY, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

*Robert J. Creel*  
ROBERT J. CREEL  
RPLS# 4140



TITLE COMPANY:  
**RIVERWAY**  
TITLE  
G.F. # 2026051465-LV  
ISSUE DATE: MAY 19, 2026



**Survey 1, Inc.**  
Your Land Survey Company

www.survey1inc.com  
survey1@survey1inc.com  
Firm Registration No. 100756-00  
P.O. Box 2843 | Allen, TX 77012  
(281)383-1362 | Fax(281)383-1363

|                   |                    |                     |
|-------------------|--------------------|---------------------|
| FIELD CREW:<br>DC | TECH:<br>WS        | DATE: MAY 29, 2026  |
| DRAFTER:<br>KP    | FINAL CHECK:<br>EF | JOB#<br>5-165842-26 |