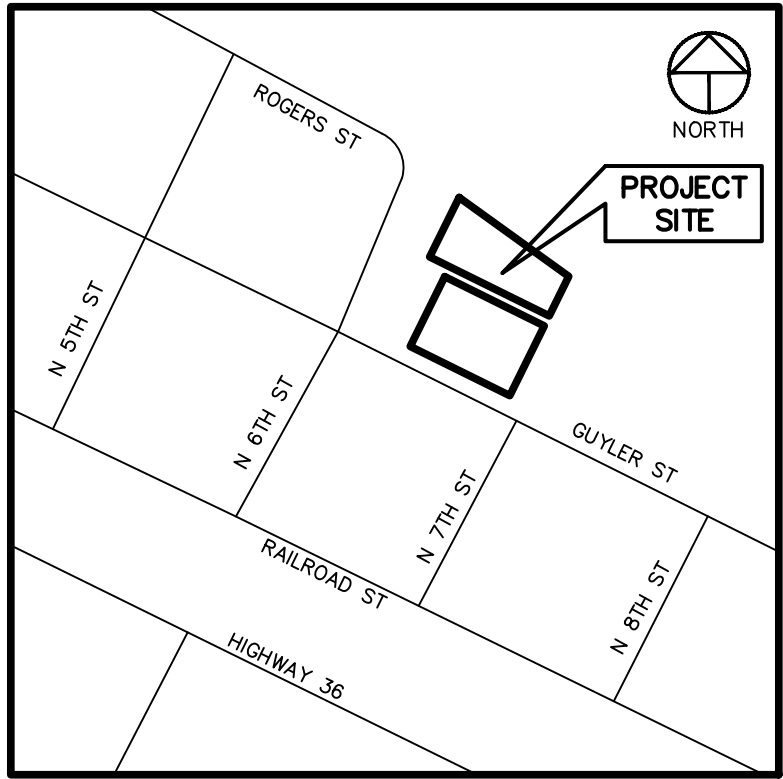




CITY, COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = ?????

BENCHMARK

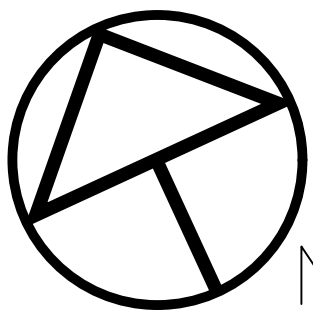
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK "A" ELEVATION - 122.87'

TEMPORARY BENCHMARK "A" IS A 60D NAIL SET IN A POWER POLE ON THE NORTH SIDE OF GUYLER STREET APPROXIMATELY 200 FEET SOUTHEAST FROM THE INTERSECTION OF GUYLER STREET AND NORTH 6TH STREET, HAVING AN ELEVATION OF 122.87 FEET (NAVD88, 2001 ADJUSTMENT)

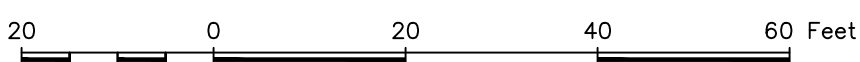
TEMPORARY BENCHMARK "B" ELEVATION - 124.97'

TEMPORARY BENCHMARK "B" IS A 60D NAIL SET IN A POWER POLE ON THE NORTH SIDE OF GUYLER STREET APPROXIMATELY 60 FEET SOUTHEAST FROM THE INTERSECTION OF GUYLER STREET AND NORTH 6TH STREET, HAVING AN ELEVATION OF 122.87 FEET (NAVD88, 2001 ADJUSTMENT)



NORTH

GRAPHIC SCALE: 1" = 20'



DESCRIPTION - TRACT 1

BEING ALL OF LOTS 3 THROUGH 10, BLOCK 12, TOWN OF WALLIS AS RECORDED IN VOLUME X, PAGE 7 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS, AND CONVEYED TO CLARK MAIN AS RECORDED IN FILE NO. 085847 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, BEING SITUATED IN THE MILBURN & DAVIS SURVEY, ABSTRACT NO. 71, AUSTIN COUNTY, TEXAS.

DESCRIPTION - TRACT 2

BEING ALL OF LOTS 15 THROUGH 20, AND THE EAST 20 FEET OF LOT 14, BLOCK 12, TOWN OF WALLIS AS RECORDED IN VOLUME X, PAGE 7 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS, AND CONVEYED TO CLARK MAIN AND WIFE KAREN MAIN, AS RECORDED IN FILE NO. 085847 & FILE NO. 080750 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, BEING SITUATED IN THE MILBURN & DAVIS SURVEY, ABSTRACT NO. 71, AUSTIN COUNTY, TEXAS.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 22113151KMB OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JUNE 20, 2022 ISSUED DATE OF JUNE 28, 2022 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4801500425F, EFFECTIVE OCTOBER 18, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.

SCHEDULE 'B' NOTES

- ANY TRACT SUBJECT TO THE SUBDIVISION REGULATIONS IN VOLUME 18, PAGE 582, OF THE COMMISSIONERS COURT MINUTES OF AUSTIN COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

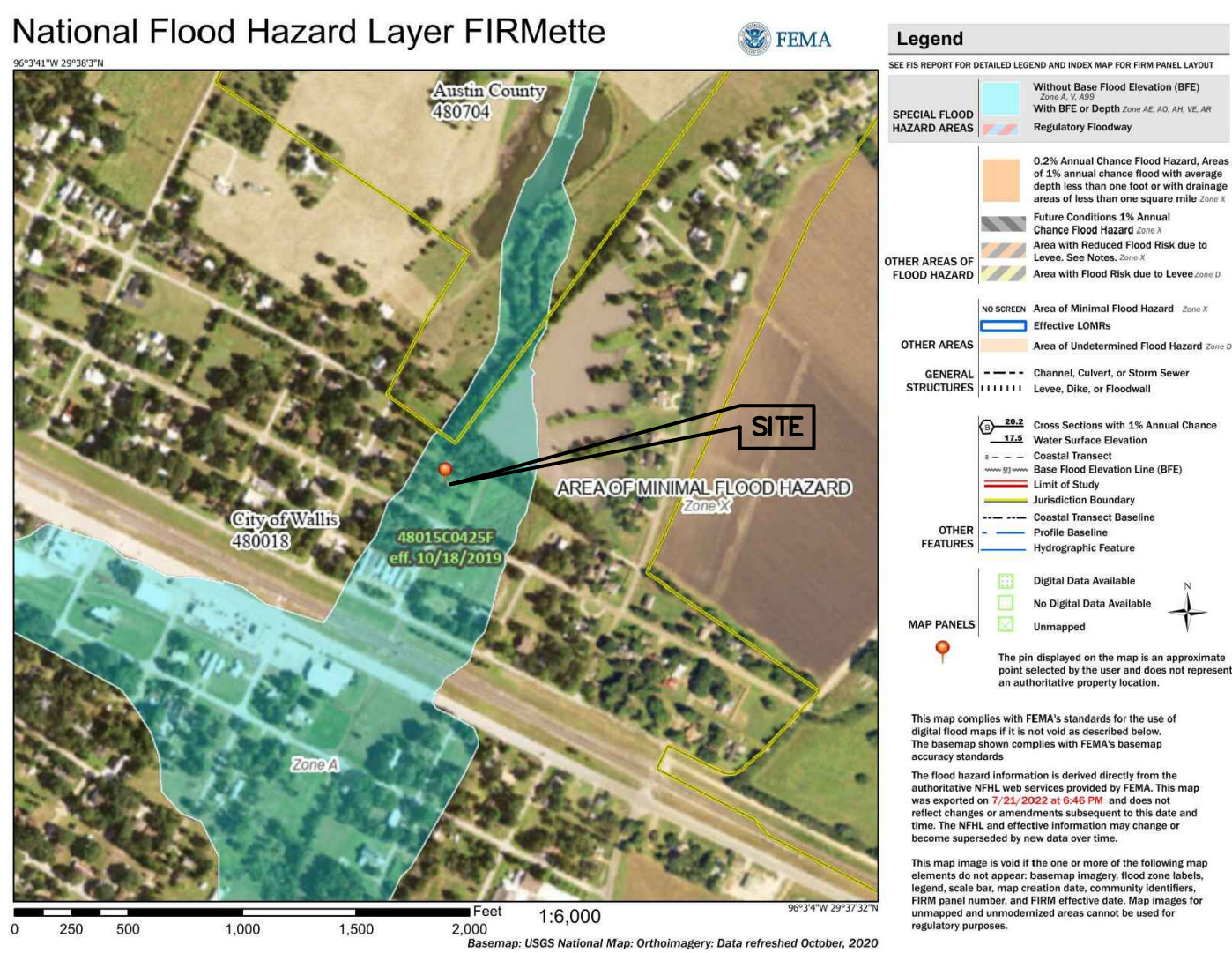
TO: CAPINVEST, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424
7/21/2022
DATE



FLOOD INFORMATION



LEGEND			
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
BO	BOLLARD	PP	POWER POLE
GM	HANDICAP	PP/T	POWER POLE W/TRANSFORMER
GM	GAS METER	PP/LT	POWER POLE W/LIGHT
GV	GAS VALVE	PP/CT	POWER POLE W/CONDUIT
GH	FIRE HYDRANT	MP	METER POLE
WM	WATER METER	SP	SERVICE POLE
WV	WATER VALVE	GAC	GUY ANCHOR
CV	IRRIGATION CONTROL VALVE	P	OVERHEAD POWER LINE
GI	GRATE INLET	B	BARBED WIRE FENCE
GI	GRATE INLET	W	WROUGHT IRON FENCE
CO	MANHOLE	W	WOOD FENCE
CO	CLEANOUT	C	CHAINLINK FENCE
TP	TELEPHONE PEDESTAL	GP	GATE POST
EB	ELECTRIC BOX	P	PER PLANS
TSD	TRAFFIC SIGNAL BOX	APPROX.	APPROXIMATE
LP	LIGHT POLE	H	HIGHBANK
TL	TRAFFIC LIGHT POLE	S	SIGN
GL	GROUND/SPOT LIGHT	PLM	PIPELINE MARKER
		UGS	UNDERGROUND CABLE SIGN
		CTL	CATHODIC TEST LEAD
		MW	MONITORING WELL
		P	PIN FLAG/PAINT MARK
		TC	TOP OF CURB
		G	GUTTER
		TO	TOP OF GRATE
		FL	FLOW LINE
		HB	HIGHBANK
		SS	SANITARY SEWER
		STM	STORM SEWER
		OMP	CORRUGATED METAL PIPE
		OPP	CORRUGATED PLASTIC PIPE
		RC	REINFORCED CONCRETE PIPE
		TEL	TELEPHONE
		SWBT	SOUTHWESTERN BELL TELEPHONE CO.
		WTR	WATER
		UG	UNDERGROUND
		FND	FOUND
		A.C.C.F.	AUSTIN COUNTY CLERK FILE
		A.C.D.R.	AUSTIN COUNTY DEED RECORDS
		A.C.P.R.	AUSTIN COUNTY PLAT RECORDS
		IP	IRON PIPE
		IR	IRON ROD
		NO.	NUMBER
		PG.	PAGE
		R.O.W.	RIGHT-OF-WAY
		SQ. FT.	SQUARE FEET
		VOL.	VOLUME
		F.C.	FILM CODE
		B.L.	BUILDING LINE
		U.E.	UTILITY EASEMENT
		○	TREE/SHRUB

REVISIONS		
DATE	REASON	BY



9984 NORHILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.636.0046
FIRM REGISTRATION NO. 10194414 | PKELL@RPKLANDSERVICES.COM

STANDARD LAND TITLE AND TOPOGRAPHIC SURVEY OF
LOTS 3 THROUGH 10, LOTS 15 THROUGH 20, AND THE EAST
20 FEET OF LOT 14, BLOCK 12, TOWN OF WALLIS
SITUATED IN THE
MILBURN & DAVIS SURVEY
ABSTRACT NO. 71
AUSTIN COUNTY, TEXAS

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FIELD BY: RPK	CHECKED BY: RPK	JOB NO. 07-22-003
DRAWN BY: MJT	DATE: JULY 2022	SHEET NO. 1 OF 1