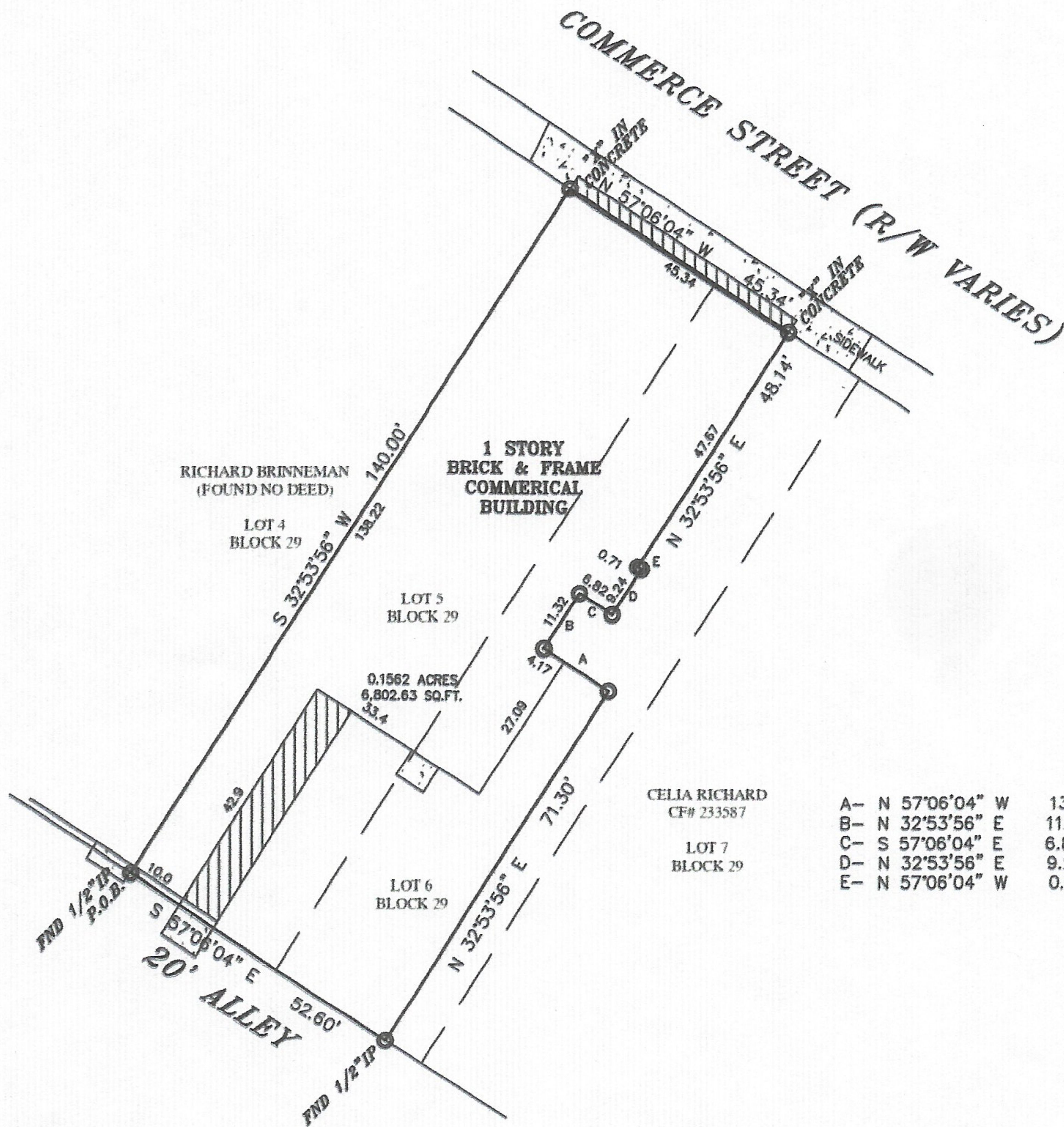
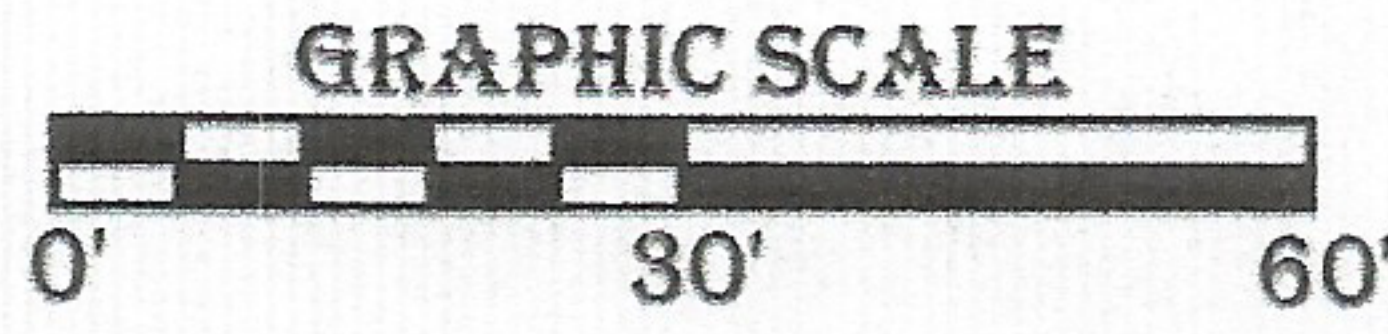


ADDRESS: 6409 COMMERCE STREET, WALLIS, TX 77485

LEGEND

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	BL	WOOD	
AERIAL EASEMENT	A.E.	CONTROL MONUMENT	(CM)
WIRE FENCE	WF		
CHAIN LINK FENCE	CLF		
GARAGE BUILDING LINE	G.B.L.		
WATER LINE EASEMENT	W.L.E.		
UNABLE TO SET	U.T.S.		



*3/17/24  
3 revisions  
1 proposed*

CELIA RICHARD  
CF# 233587  
LOT 7  
BLOCK 29

A-	N 57°06'04" W	13.37'
B-	N 32°53'56" E	11.32'
C-	S 57°06'04" E	6.82'
D-	N 32°53'56" E	9.24'
E-	N 57°06'04" W	0.71'

LEGAL DESCRIPTION

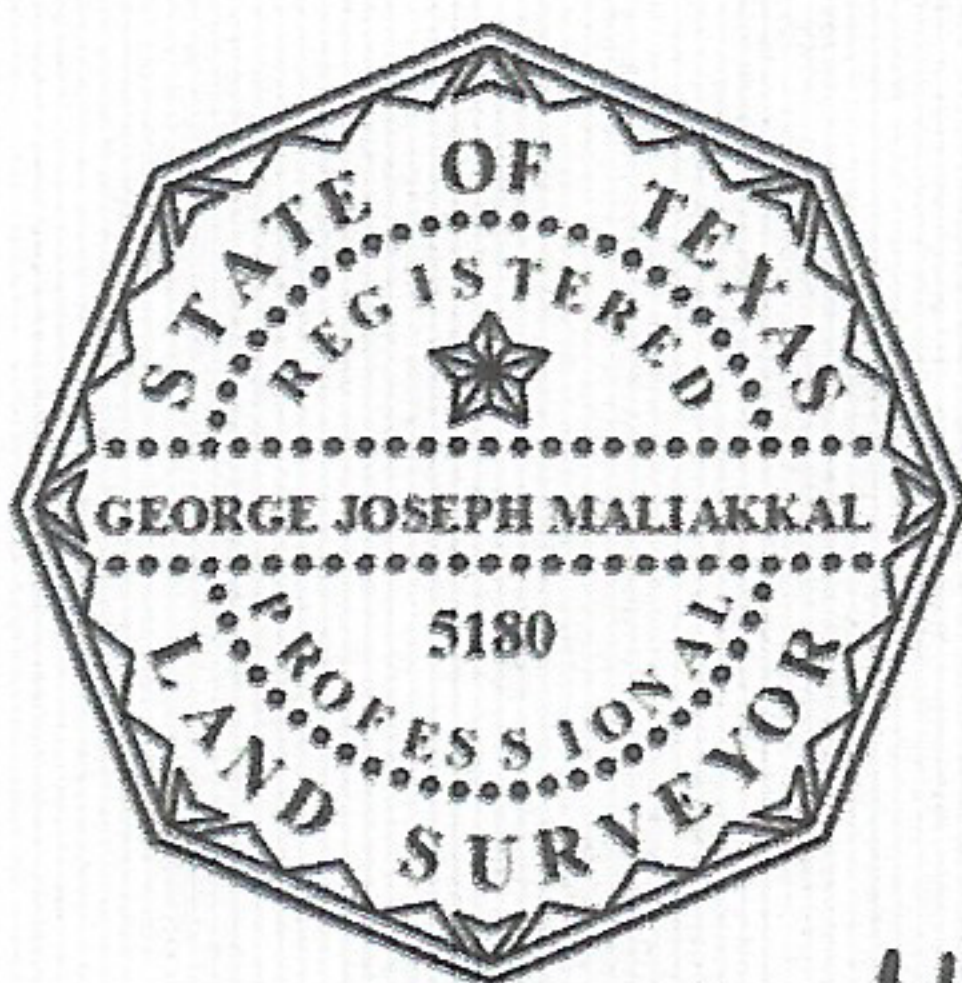
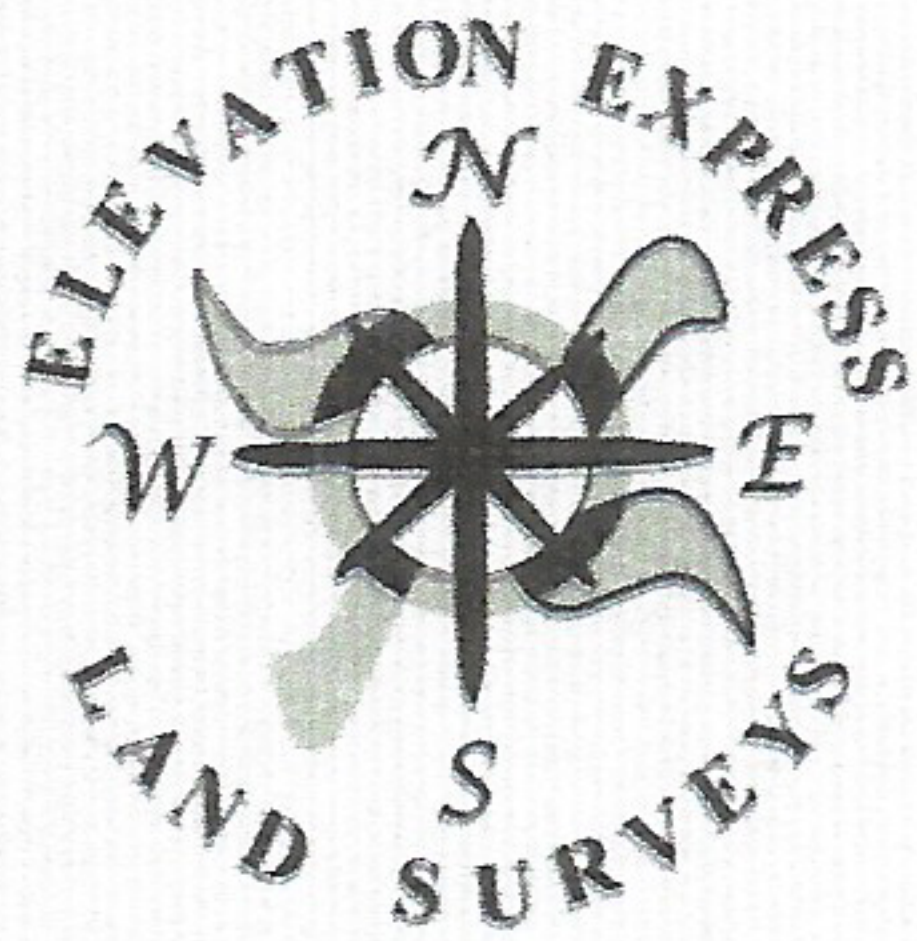
FIELD NOTES FOR A 0.1562 ACRE TRACT OF LAND BEING OUT OF ALL OF LOT 5, AND A PORTION OF LOT 6, IN BLOCK 29, OF THE TOWN OF WALLIS, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME X, PAGE 7, DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID 0.1562 ACRE TRACT BEING A PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED JANUARY 13, 1977, EXECUTED BY RICHARD A. GRIGAR AND WIFE, JUNE GRIGAR TO JOE A. JANICEK AND WIFE, MARGARET JANIEY JANICEK, RECORDED IN VOLUME 384, PAGE 175, DEED RECORDS OF AUSTIN COUNTY, TEXAS, LESS AND EXCEPT THAT 2577.44 SQUARE FOOT PARCEL RECORDED UNDER VOLUME 656, PAGE 177 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.1562 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS AFFECTING THE TOWN OF WALLIS PER V-X, P-7 ACDR.

BUYER P & X INVESTMENTS, LLC  
JOB# 2310035  
GF# AU2-23-330  
DATE 10/20/2023

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD. IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204 (NAVD83 2001 AD), GEOID99 UNLESS OTHERWISE NOTED.  
THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.  
SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS. THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.  
OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREA, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD ELEVATION EXPRESS LAND SURVEY BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.

*ask Deb  
check*



*George maliakkal*

ELEVATION EXPRESS LAND SURVEYS

FIRM NO. 10191800  
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
1450 W. GRAND PARKWAY SOUTH  
DALLAS, TEXAS 75243

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION AND CONFORMS TO ALL REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

PROFESSIONAL LAND SURVEYING

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for AUSTIN COUNTY, Dated 10/18/2019, Map No. 48016C0426E, the property described lies within "ZONE X" of the 100-yr. Flood. Flood information is based on graphic plotting assume responsibility for exact determination.