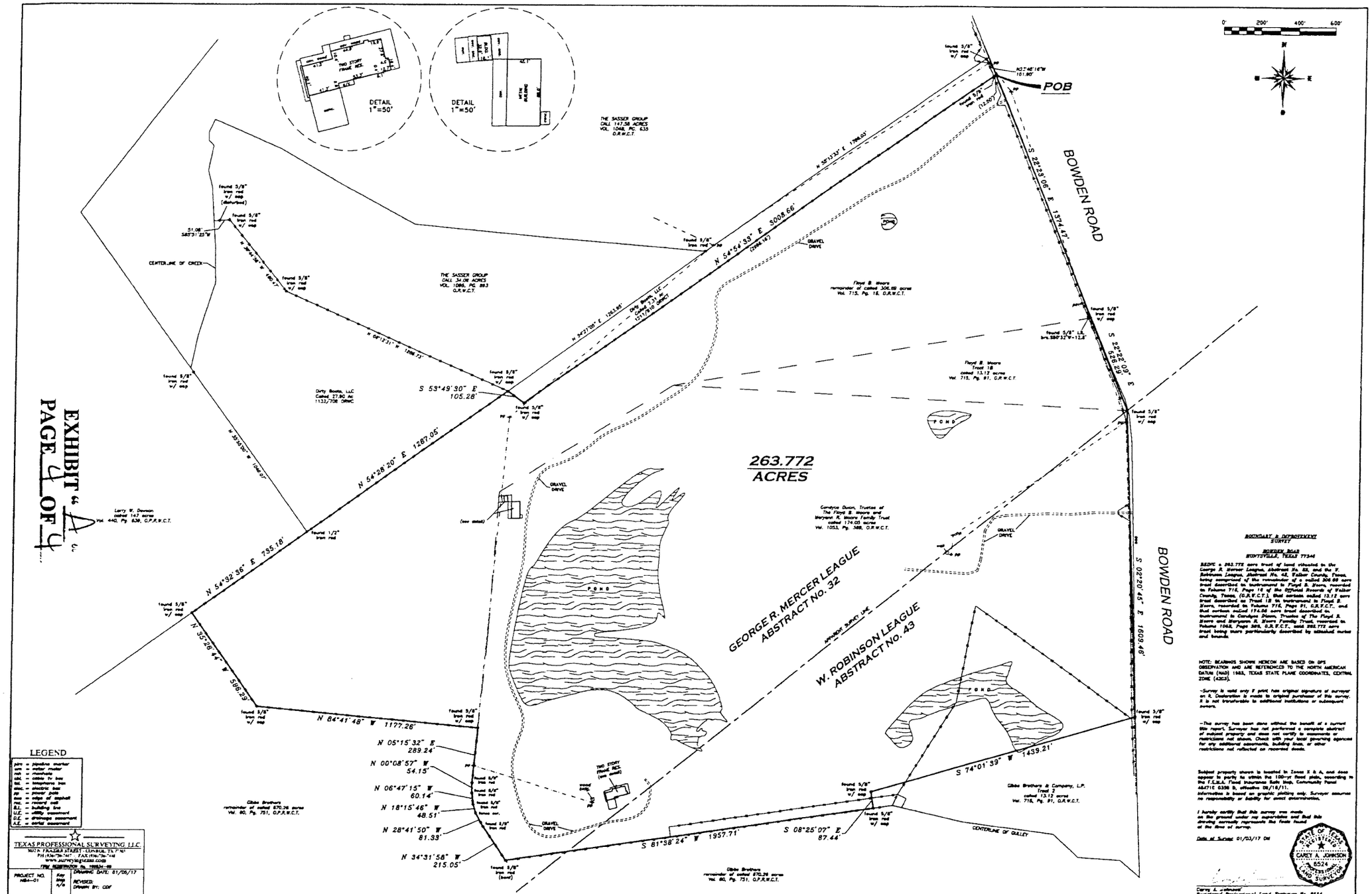
EXHIBIT "A"
PAGE 4 OF 4
DETAIL 1"=50'
DETAIL 1"=50'
TWO STORY FRAME RES.
METAL BUILDING
POB
BOWDEN ROAD
BOWDEN ROAD
THE SASSER GROUP CALL 147.58 ACRES VOL. 1044, PG. 635 O.R.W.C.T.
THE SASSER GROUP CALL 34.06 ACRES VOL. 1086, PG. 893 O.R.W.C.T.
Floyd B. Moore remainder of called 306.69 acres Vol. 715, Pg. 18, O.R.W.C.T.
Floyd B. Moore Tract 18 called 13.17 acres Vol. 715, Pg. 91, O.R.W.C.T.
Dirty Boots, LLC Called 27.90 AC 1132/708 DRWC
Dirty Boots, LLC Called 7.33 AC 1217/816 DRWC
Cathryn Dixon, Trustee of The Floyd B. Moore and Maryanne A. Moore Family Trust called 174.05 acres Vol. 1053, Pg. 388, O.R.W.C.T.
Gibbs Brothers, L.P. Tract 8 called 13.12 acres Vol. 715, Pg. 91, O.R.W.C.T.
Gibbs Brothers remainder of called 870.26 acres Vol. 80, Pg. 751, O.P.R.W.C.T.
Gibbs Brothers remainder of called 870.26 acres Vol. 80, Pg. 751, O.P.R.W.C.T.
Larry W. Dawson called 147 acres Vol. 440, Pg. 639, O.P.R.W.C.T.
263.772 ACRES
GEORGE R. MERCER LEAGUE ABSTRACT No. 32
W. ROBINSON LEAGUE ABSTRACT No. A3
JOHNSON BAYOU LINE
POND
GRAVEL DRIVE
CENTERLINE OF CREEK
CENTERLINE OF GULLEY
N 54°54'33" E 3008.66'
S 22°23'06" E 1974.47'
S 22°22'03" E 2629.25'
S 02°20'45" E 1609.46'
N 54°28'20" E 1287.05'
N 54°32'36" E 755.18'
N 35°28'44" W 586.29'
N 84°41'48" W 1177.26'
S 74°01'59" W 1439.21'
S 81°58'24" W 1957.71'
S 08°25'07" E 87.44'
S 53°49'30" E 105.28'
N 05°15'32" E 289.24'
N 00°08'57" W 54.15'
N 06°47'15" W 60.14'
N 18°15'46" W 48.51'
N 28°41'50" W 81.39'
N 34°31'58" W 215.05'
N 58°31'23" W 101.90'
21.08' S 58°31'23" W
(12.90')
TWO STORY FRAME RES. (NOT SHOWN)
LEGEND
pm = planation marker
wm = water meter
mh = manhole
cm = cable TV box
tp = telephone box
elec = electric box
pp = power pole
eop = edge of pavement
rock = rock wall
b.l. = building line
u.e. = utility easement
d.e. = drainage easement
e.a. = aerial easement
TEXAS PROFESSIONAL SURVEYING, LLC
1601 N. FRAZIER STREET - CONROE, TX 77301
PH (936)756-7447 - FAX (936)756-7448
www.JAGPROFESSIONALS.com
FIRM REGISTRATION No. 10093400
PROJECT NO. 1684-01
DRAWING DATE: 01/05/17
REVISED:
DRAWN BY: CDF
0' 200' 400' 600'
BOUNDARY & IMPROVEMENT SURVEY
BOWDEN ROAD
MONTGOMERY, TEXAS 77356
BEING a 263.772 acre tract of land situated in the George R. Mercer League, Abstract No. 32, and the W. Robinson League, Abstract No. 43, Walker County, Texas, being comprised of the remainder of a called 306.69 acre tract described as tract remained to Floyd B. Moore recorded in Volume 715, Page 18 of the Official Records of Walker County, Texas, (O.R.W.C.T.), that certain called 13.17 acre tract described as Tract 18 as instrument to Floyd B. Moore, recorded in Volume 715, Page 91, O.R.W.C.T., and that certain called 174.05 acre tract described as instrument to Cathryn Dixon, Trustee of The Floyd B. Moore and Maryanne A. Moore Family Trust, recorded in Volume 1053, Page 388, O.R.W.C.T., said 263.772 acre tract being more particularly described by calls and bounds and bearings.
NOTE: BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND ARE RETRICTED TO THE NORTH AMERICAN DATUM (NAD) 1983, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203).
-Survey is valid only if print has original signature of surveyor and if embossed is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions that may exist. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.
Subject property owners is located in Zones X & A, and does appear to partly to within the 100-yr flood plain, according to the F.I.R.M. Flood Insurance Rate Map, Community Panel #48471C 0350 B, effective 09/19/11. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for zone determination.
I hereby certify that this survey was made on the ground under my supervision and that this survey correctly represents the facts found at the time of survey.
Date of Survey: 01/03/17 DM
STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR
Carey A. Johnson
Registered Professional Land Surveyor No. 6524