



LINE	BEARING	DISTANCE
L1	N 66°25'10" E	252.05'
L2	S 22°28'01" E	60.00'
L3	N 22°30'37" W	321.62'

- SYMBOL LEGEND**
- P - Overhead Power Line
 - Guy Wire
 - Wood Fence
 - XXX - Wrought Iron Fence
 - XX - Chainlink Fence
 - X - Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pedestal
 - Water Valve
 - Water Meter
 - Set Iron Rod w/TPS Cap
 - Find Iron Rod

**JOHN M. FOWLER SURVEY
ABSTRACT No. 201**

NESTLE WATERS NORTH AMERICA, INC.
CALLED 4463.04 ACRES
VOL. 1300, PG. 574
O.R.W.C.T.

MARY MILSAPS
SURVEY
ABSTRACT No. 341

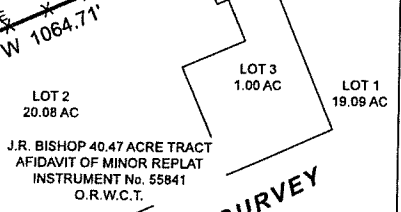
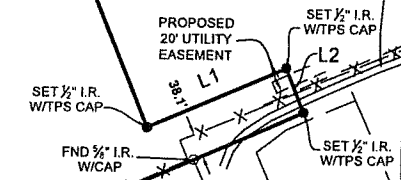
JAMES TWEED SURVEY
ABSTRACT No. 560

NESTLE WATERS
NORTH AMERICA, INC.
CALLED 4463.04 ACRES
VOL. 1300, PG. 574
O.R.W.C.T.

30.516 Acres
PORTION OF
LJUNGDAHL CONSULTING
COMPANY, LLC,
CALLED 122.21 ACRES
VOL. 1181, PG. 476
O.R.W.C.T.

REMAINDER OF
LJUNGDAHL CONSULTING
COMPANY, LLC,
CALLED 122.21 ACRES
VOL. 1181, PG. 476
O.R.W.C.T.

DAVIDSON ROAD
(60' R.O.W.)
(GRAVEL)



The Subject Tract(s) as shown hereon may be subject to the following items.

- 1) Subject to Conditions, Restrictions and Covenants per Deed dated _____ to _____ per C.F. No. _____ O.P.R.W.C.T.
- 2) Easement to Gulf States Utilities Company per Vol. 336, Pg. 126, D.R.W.C.T., (Does not affect)
- 3) Easement to Mid-South Electric Cooperative, Inc. per Vol. 52, Pg. 306, O.P.R.W.C.T., (Does not affect)
- 4) R.O.W Easement and 10' Utility Easement to Walker County per Vol. 922, Pg. 886, O.P.R.W.C.T., (Does not affect)

BOUNDARY SURVEY

BEING a 30.516 acre tract situated in the John M. Fowler Survey, Abstract Number 201, Walker County, Texas, being a portion of that same called 122.21 acre tract described in instrument to Ljungdahl Consulting Company, recorded in Volume 1181, Page 476, of the Official Records of Walker County, Texas (O.R.W.C.T.), said 30.516 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X and Zone A, and a portion does appear within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No's. 48471C0225D and 48471C0250D both having an effective date of 8/16/2011.

Job No.: H297-461 TRACTS
Scale: 1" = 200'
Date: 05/10/2021
Drawn By: DVB
Field Crew: TC
Revised: 06/09/2021 U.E.

Purchaser: Homeland Properties
Address: Davidson Rd., Huntsville, Tx 77320
Lot: _____ Block: _____ Section: _____
Survey: John M. Fowler A 201
Area: 30.516 Acres & Proposed 20' U.E.
Subdivision: _____
Cabinet: _____ Sheet: _____ Records: _____
Walker County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
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www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Basis of Bearings