

0' 100' 200' 300'

**SYMBOL LEGEND**

- P - Overhead Power Line
- C - 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
- ○ - Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	S 02°53'57" E	50.82'
L2	S 86°53'37" W	40.01'
L3	S 46°24'14" W	92.65'
L4	S 52°55'50" W	110.87'
L5	S 55°25'30" W	114.01'
L6	S 58°01'16" W	119.18'
L7	S 61°32'24" W	55.13'
L8	S 72°10'17" W	37.85'
L9	S 87°05'50" W	71.03'
L10	N 81°07'31" W	99.38'
L11	N 79°47'24" W	121.61'

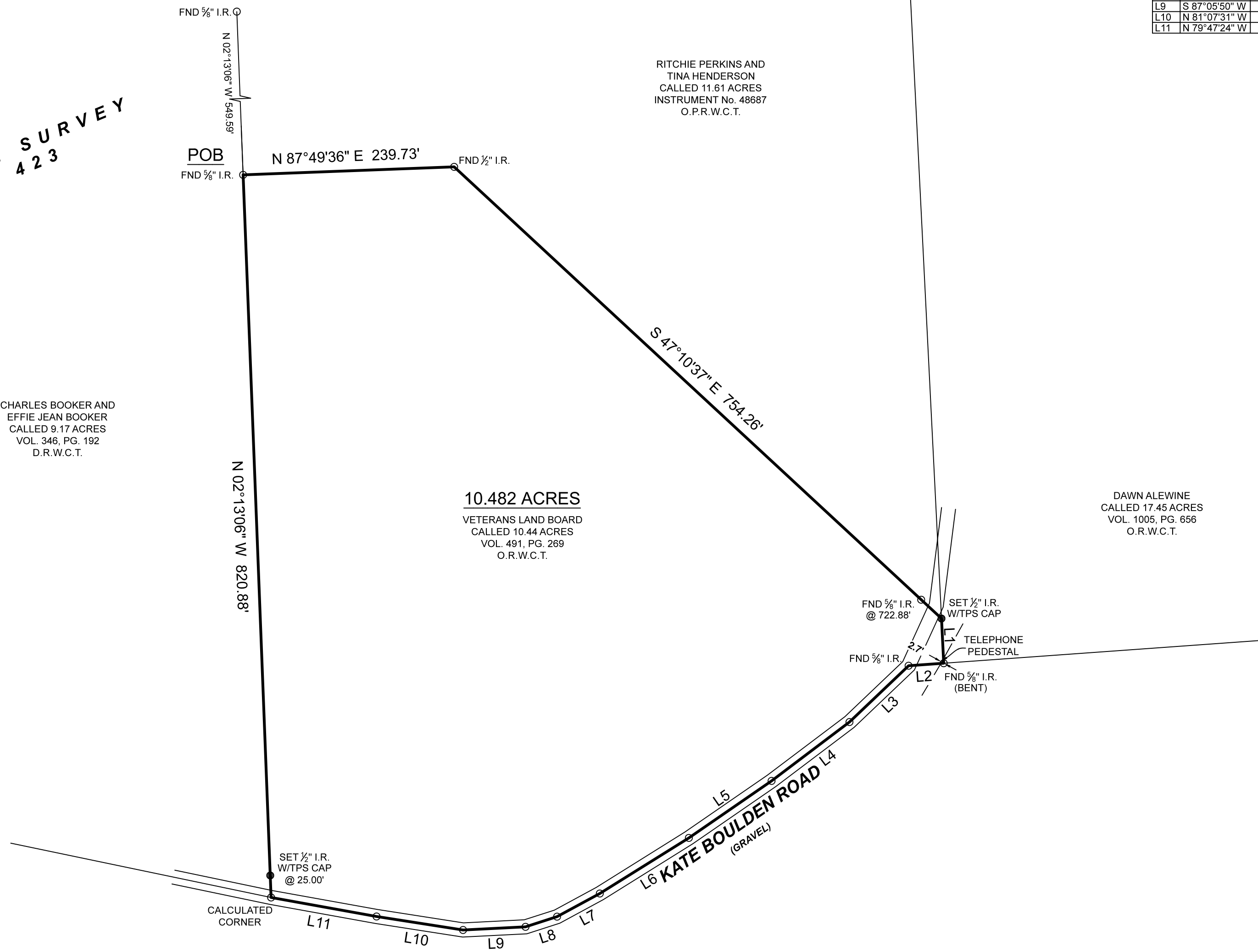
**JAMES W. O'BANNON SURVEY**  
**ABSTRACT No. 423**

CHARLES BOOKER AND  
 EFFIE JEAN BOOKER  
 CALLED 9.17 ACRES  
 VOL. 346, PG. 192  
 D.R.W.C.T.

**10.482 ACRES**  
 VETERANS LAND BOARD  
 CALLED 10.44 ACRES  
 VOL. 491, PG. 269  
 O.R.W.C.T.

RITCHIE PERKINS AND  
 TINA HENDERSON  
 CALLED 11.61 ACRES  
 INSTRUMENT No. 48687  
 O.P.R.W.C.T.

DAWN ALEWINE  
 CALLED 17.45 ACRES  
 VOL. 1005, PG. 656  
 O.R.W.C.T.



**BOUNDARY SURVEY**

BEING a 10.482 acre tract situated in the James W. O'Bannon Survey, Abstract Number 423, Walker County, Texas, being all that same called 10.44 acre tract described in instrument to Veterans Land Board, recorded in Volume 491, Page 269 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 10.482 acre tract being more particularly described by attached metes and bounds description.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48471C0325D having an effective date of 8/16/2011.

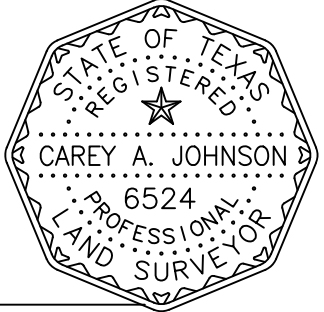
Purchaser \_\_\_\_\_  
 Address 122 Kate Boulden Rd, Bedias, Tx 77831  
 Lot \_\_\_\_\_, Block \_\_\_\_\_, Section \_\_\_\_\_  
 Survey James O'Bannon, Section A 423  
 Area 10.482 Acres  
 Subdivision \_\_\_\_\_  
 Cabinet \_\_\_\_\_ Sheet \_\_\_\_\_ Records \_\_\_\_\_  
 Revised \_\_\_\_\_ Walker \_\_\_\_\_ County, Texas

Job No.: K209-01  
 Scale: 1" = 100'  
 Date: 03/16/2021  
 Drawn By: DVB  
 Field Crew: MP

**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936) 756-7447 - FAX (936) 756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

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

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*  
 Registered Professional Land Surveyor No. 6524