

Fnd. 1/2" I.R. w/cap (T.P.S.)
 Controlling Monument
 NWC Lot 1, Massey Estate
 Cab. Z, Sht. 6465 M.C.M.R.

MASSEY ESTATE
 Cab. Z, Sht. 6465 M.C.M.R.

Fnd. 1/2" I.R. w/cap (T.P.S.)

Lot 2

Set 1/2" I.R. w/cap
 (Jeff Moon R.P.L.S. 4639)

S89° 58' 39"E 51.18'

Set 1/2" I.R. w/cap
 (Jeff Moon R.P.L.S. 4639)

0.053 Acre

Fnd. 1/2" I.R. w/cap (T.P.S.)

22.86 Acres
 Terry Baumgartner, Stacey McBride, &
 Jonathan Baumgartner
 C.C.F.N. 2021-127149 M.C.R.P.R.

N03° 25' 46"W 89.00'

Coon Massey Road
 (60' Right-of-Way)
 (County Maintained Prescriptive Right-of-Way)

POINT OF BEGINNING
 Fnd. 1/2" I.R. w/cap (T.P.S.)

POINT OF COMMENCING
 Fnd. 1/2" I.R. w/cap (T.P.S.)
 Controlling Monument
 SWC Massey Estate
 Cab. Z, Sht. 6465 M.C.M.R.

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.)(FIPS 4203)
2. All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639", unless otherwise noted.
3. This plat is based, in part, on a Metes and Bounds description of even date.
4. This survey was done without the benefit of a Title Report that would reflect any Easements, Building Lines, or other Restrictions.
5. No improvements observed on subject property at the time of survey, unless otherwise noted.

Curve Table					
Curve #	Radius	Length	Delta	Call	Chord Bearing & Distance
C1	301.78	18.73	03°33'22"		S25°52'37"W 18.73
C2	1572.37	81.25	02°57'38"		S27°38'01"W 81.24

LAND SURVEY
 0.053 ACRE OF LAND
 OUT OF LOT 2, BLOCK 1
 MASSEY ESTATE

A SUBDIVISION IN THE JOHN MASSEY SURVEY, A-722

MONTGOMERY COUNTY, TEXAS

REF: Cab. Z, Sht. 6465 MAP RECORDS

Scale: 1" = 20'

Date: April 19, 2022

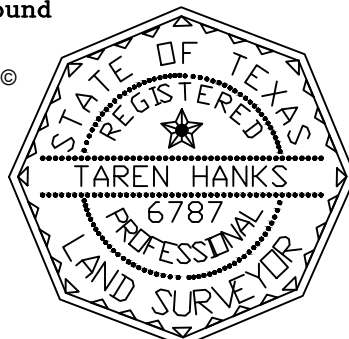
Address: _____

To Albert Massey, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

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[Handwritten Signature]
 Taren Hanks
 Registered Professional
 Land Surveyor No. 6787
 T.B.P.E.L.S. Firm No. 10112200



GF# _____ File # 22-T-61 JM Book _____ L.L. _____ Pg. _____
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