

0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND



SHEPHERDHILL PROPERTIES, LTD.
CALLED 7.363 ACRES
C.F. No. 2021086292
O.P.R.M.C.T.

SHEPHERDHILL PROPERTIES, LTD.
CALLED 17.631 ACRES
C.F. No. 2021086292
O.P.R.M.C.T.

JOHN SADDLER SURVEY
ABSTRACT NO. 34

SHEPHERDHILL PROPERTIES, LTD.
CALLED 90.085 ACRES
C.F. No. 2021086292
O.P.R.M.C.T.

SERGIO CORTEZ GIL AND
NANCY ARGUELLO ACOSTA
CALLED 2.00 ACRES
C.F. No. 2021142660
O.P.R.M.C.T.

POB
FND 6" PIPE
FENCE CORNER
N:10177484.50
E:3811699.12

JAMES GREGG AND
LINDA GREGG
CALLED 49.5805 ACRES
C.F. No. 99000563
R.P.R.M.C.T.

116.640 ACRES
PORTION OF
SHEPHERDHILL PROPERTIES, LTD.
CALLED 127.12 ACRES
C.F. No. 2021086292
O.P.R.M.C.T.

REMAINDER OF
SHEPHERDHILL PROPERTIES, LTD.
CALLED 127.12 ACRES
C.F. No. 2021086292
O.P.R.M.C.T.

JOSEPH LINDLEY SURVEY
ABSTRACT NO. 25

SHEPHERDHILL PROPERTIES, LTD.
CALLED 10.80 ACRES
C.F. No. 2008106731
O.P.R.M.C.T.

SHEPHERDHILL PROPERTIES, LTD.
CALLED 21.90 ACRES
C.F. No. 2008106731
O.P.R.M.C.T.

JAMES M. GREGG
CALLED 35.074 ACRES
C.F. No. 9561653
R.P.R.M.C.T.

JAMES M. GREGG AND
LINDA GREGG
CALLED 60.6776 ACRES
C.F. No. 9864159
R.P.R.M.C.T.

BOUNDARY & IMPROVEMENT
SURVEY

BEING a 116.640 acre tract of land situated in the Joseph Lindley Survey, Abstract Number 25, Montgomery County, Texas, being a portion of that certain called 127.12 acre tract described in instrument to Shepherdhill Properties, LTD., recorded under Clerk's File Number 2021086292 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 116.640 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.

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.



PROJECT NUMBER	26972_116.640
DATE	9/9/2022
DRAWN BY	ACN
CHECKED BY	MJW
FIELD CREW	JN / DK
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER.....
 ADDRESS.....11231 BLACKLAND ROAD, WILLIS, TX 77318
 SURVEY.....JOSEPH LINDLEY, A - 25
 SUBJECT.....116.640 ACRES
 COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0225G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

