



P.O.B.  
Fnd. 1/2" I.R.  
NWc 10.000 Ac.  
Controlling  
Monument

Line Table		
Line #	Bearing	Distance
L1	S41° 38' 17"E	162.48
L2	S75° 21' 12"E	118.74

(Deed Call: S11° 43' 36"E 282.21'  
S11° 47' 00"E 282.32')

Fnd. 1/2" I.R.

Lake Mount Pleasant  
(60' R.O.W.)

(Deed Call: N69° 39' 00"E 247.60')  
N69° 38' 47"E 247.44'

Fnd. 1/2" I.R.  
NEc 10.000 Ac.  
NWc 6.3842 Ac.

Frame  
Garage  
3.4' West  
36" Oak Tree  
5.2' East

Fnd. 1/2" I.R.

Barbed Wire  
Fence

Barbed Wire  
Fence

Water Well

6.738 Acres  
Larry A. Raus  
C.C.F.N. 9745704 M.C.R.P.R.

Line Held for Directional Control  
(Deed Call: N01° 14' 00"E 1183.12')

N01° 14' 00"E 1182.77'

Mostly down Wire Fence

9.986 Acres

6.3842 Acres  
Gretchen Baldwin  
C.C.F.N. 2013-094076 M.C.R.P.R.

( 10.000 Acres  
Veterans Land Board of  
the State of Texas  
C.C.F.N. 8540359 M.C.R.P.R. )

Fnd. 1/2" I.R.  
SEc 6.783 Ac.  
SWc 10.000 Ac.  
Controlling  
Monument

Barbed Wire Fence

N88° 51' 25"W 519.80'  
(Deed Call: N88° 52' 59"W 520.19')

Fnd. 2" I.P.  
SEc 10.000 Ac.  
SWc 6.3842 Ac.

56.096 Acres  
Dale R. Jenkins and wife  
Kathy J. Jenkins

LAND SURVEY  
9.986 ACRES OF LAND

IN THE JAMES LEE SURVEY, A-316

MONTGOMERY COUNTY, TEXAS REF: \_\_\_\_\_ MAP RECORDS  
Scale: 1" = 100' Date: September 11, 2021  
Address: \_\_\_\_\_

- Notes:
1. Bearings are based upon the West deed call line of the 10.000 acre tract of land as found monumented on the ground.
  2. This survey was done without the benefit of a Title Report that would reflect any Easements, Building Lines, or other Restrictions.
  3. Set are 5/8" iron rods set with cap stamped "Jeff Moon RPLS 4639".

To Gladys Carter, Exclusively,  
I hereby state that this plat is a true representation of a ground survey made under my direct supervision.  
All rights reserved Copyright 2021 Jeffrey Moon & Assoc., Inc. ©

Taren Hanks  
Registered Professional  
Land Surveyor No. 4639  
T.B.P.E.L.S. Firm No. 10112200



GF# \_\_\_\_\_ File # 85-B-23 TJH Book \_\_\_\_\_ L.L. Pg. \_\_\_\_\_  
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305  
(936) 756-5266 Fax (936) 756-5281