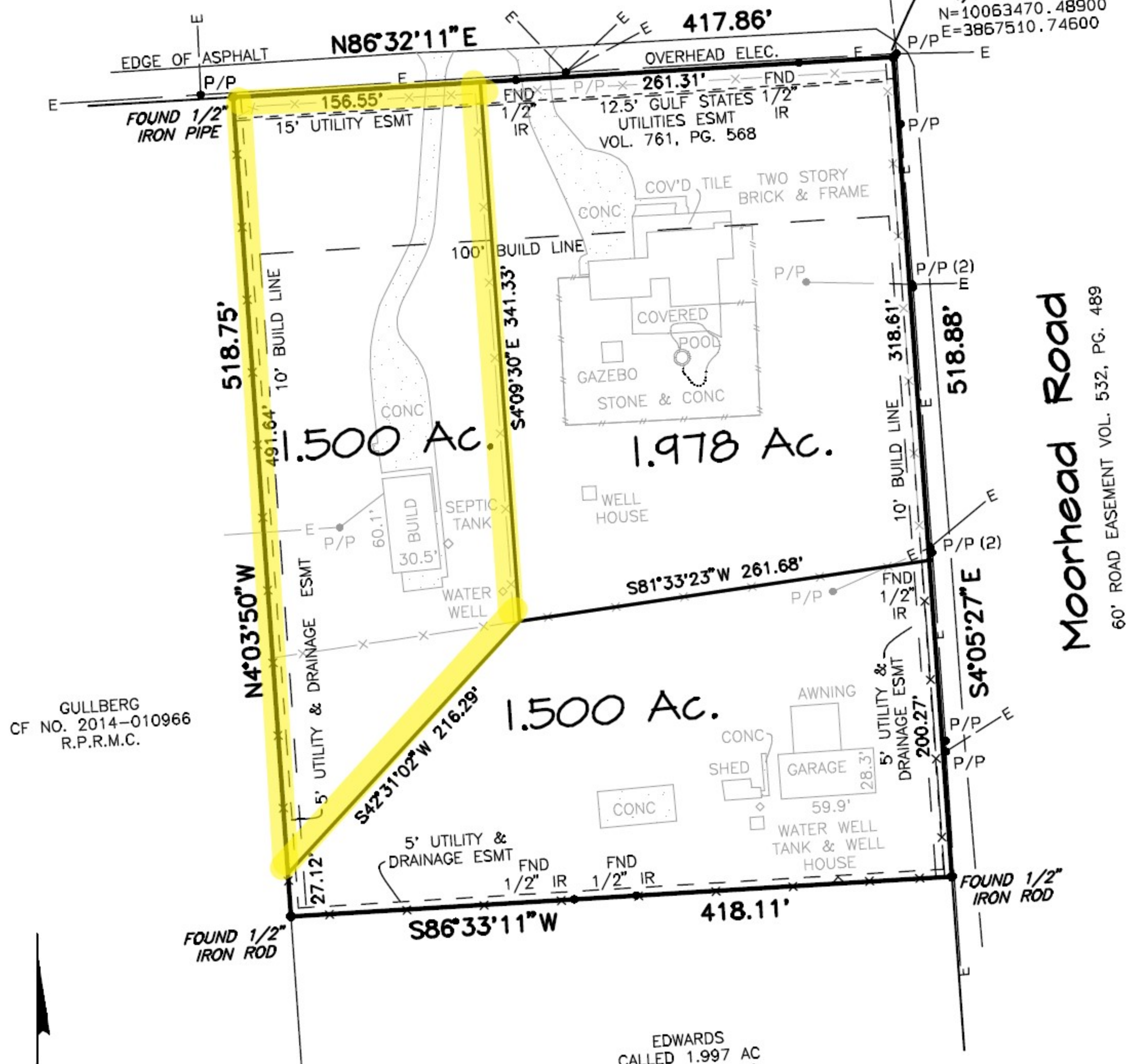


Walker Road

60' ROAD EASEMENT VOL. 479, PG. 79

POINT OF BEGINNING
FOUND PINCHED
1/2" IRON PIPE
N=10063470.48900
E=3867510.74600

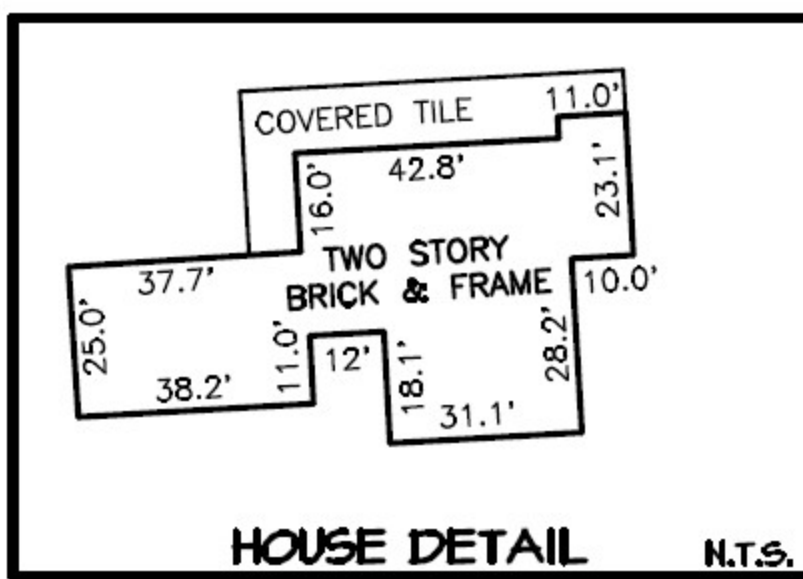


GULLBERG
CF NO. 2014-010966
R.P.R.M.C.

EDWARDS
CALLED 1.997 AC
CF NO. 9006369
R.P.R.M.C.



SCALE: 1" = 100'
DATE: 3/8/2023
REV: 3/24/2023
CERTIFICATION
REV: 4/25/2023
PROP DIVISION
REV: 5/3/2023
NEW DIVISION



IN THE JOHN OWENS SURVEY, A-403
MONTGOMERY COUNTY, TEXAS

- NOTES:
- HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
 - TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
 - PER VOL. 749, PG. 721 ALL BUILDINGS CONTAINING LESS THAN 400 SQUARE FEET OF FLOOR SPACE SHALL BE KEPT BACK 150 FEET FROM THE PUBLIC ROAD DESCRIBED IN VOL. 479, PG. 79 D.R.M.C.
 - ALL BUILDING LINES AND EASEMENTS ARE PER VOL. 749, PG. 721 UNLESS OTHERWISE SHOWN.
 - CLIENT HAS BEEN ADVISED TO CHECK WITH MONTGOMERY COUNTY FOR DIVISION OF PROPERTY AND PLATTING REQUIREMENTS.

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by Chicago Title Insurance Co., GF No. CTH-CYP-CTT22765368CS, effective date March 15, 2023.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071



LAND SURVEYING & MAPPING
103 TRACE COURT MONTGOMERY, TEXAS 77316
PH: (936) 522-8716



LONE STAR
LAND SURVEYING & MAPPING

Being 1.500 acres of land, out of a called 2.13 acre tract as described in Clerk File No. #2014-010954 of the Real Property Records of Montgomery County, Texas, a called 0.9183 acre tract as described in Clerk File No. #2014-010956 of the Real Property Records of Montgomery County, Texas, a called 1.49 acre tract, and a called 0.438 acre tract as described in Clerk File No. #2014-010955 of the Real Property Records of Montgomery County, Texas, also being in the John Owens Survey, AA-403, Montgomery County, Texas, said 1.500 acres being more particularly described by metes and bounds as follows:

COMMENCING at a pinched 1/2" iron pipe found in the south line of Walker Road and the west line of Moorhead Road, having a Texas State Plane Coordinate of N-10,063,470.48900, E-3,867,510.74600, Central Zone (4203), NAD83;

THENCE South 04 degrees 05 minutes 27 seconds East, along the west line of Moorhead Road, a distance of 318.61 feet to the POINT OF BEGINNING, a 1/2" iron rod found for the northeast corner of herein described tract;

THENCE South 04 degrees 05 minutes 27 seconds East, along the west line of Moorhead Road, a distance of 200.27 feet to a found 1/2" iron rod for the southeast corner of herein described tract;

THENCE South 86 degrees 33 minutes 11 seconds West, a distance of 418.11 feet to a found 1/2" iron rod for the southwest corner of herein described tract;

THENCE North 04 degrees 03 minutes 50 seconds West, a distance of 27.12 feet to a set 5/8" iron rod for an angle point of herein described tract;

THENCE North 42 degrees 31 minutes 02 seconds East, a distance of 216.29 feet to a set 5/8" iron rod for the northwest corner of herein described tract;

THENCE North 81 degrees 33 minutes 23 seconds East, a distance of 261.68 feet to the POINT OF BEGINNING and containing 1.500 acres of land.

Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.

Plat accompanies this description.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, May, 2023.



