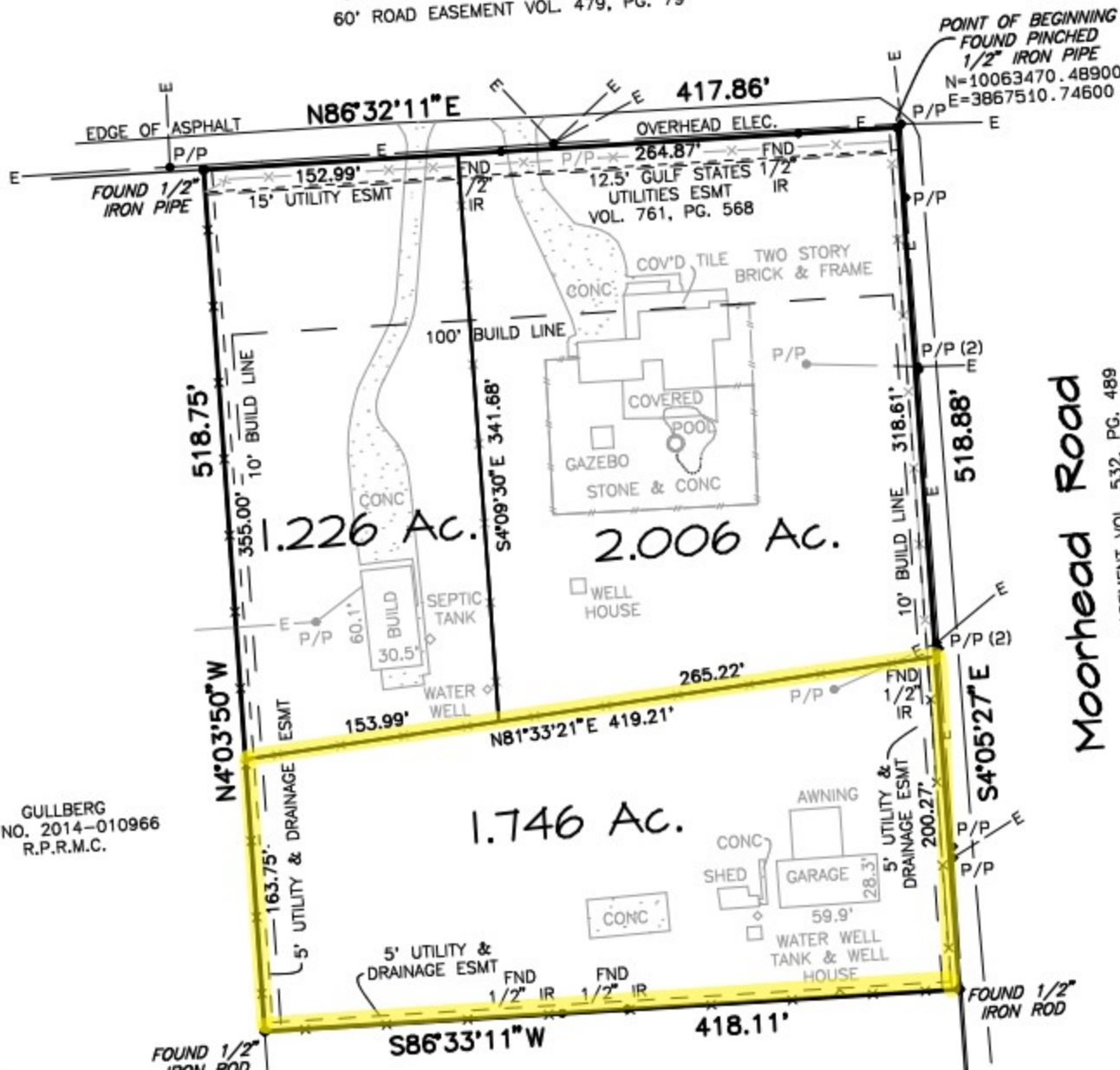


Walker Road

60' ROAD EASEMENT VOL. 479, PG. 79



Moorhead Road
60' ROAD EASEMENT VOL. 532, PG. 489

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

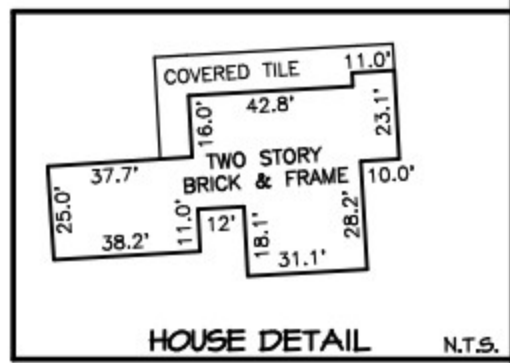
EDWARDS
CALLED 1.997 AC
CF NO. 9006369
R.P.R.M.C.



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

PROPOSED DIVISION
4.978 ACRES

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

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

