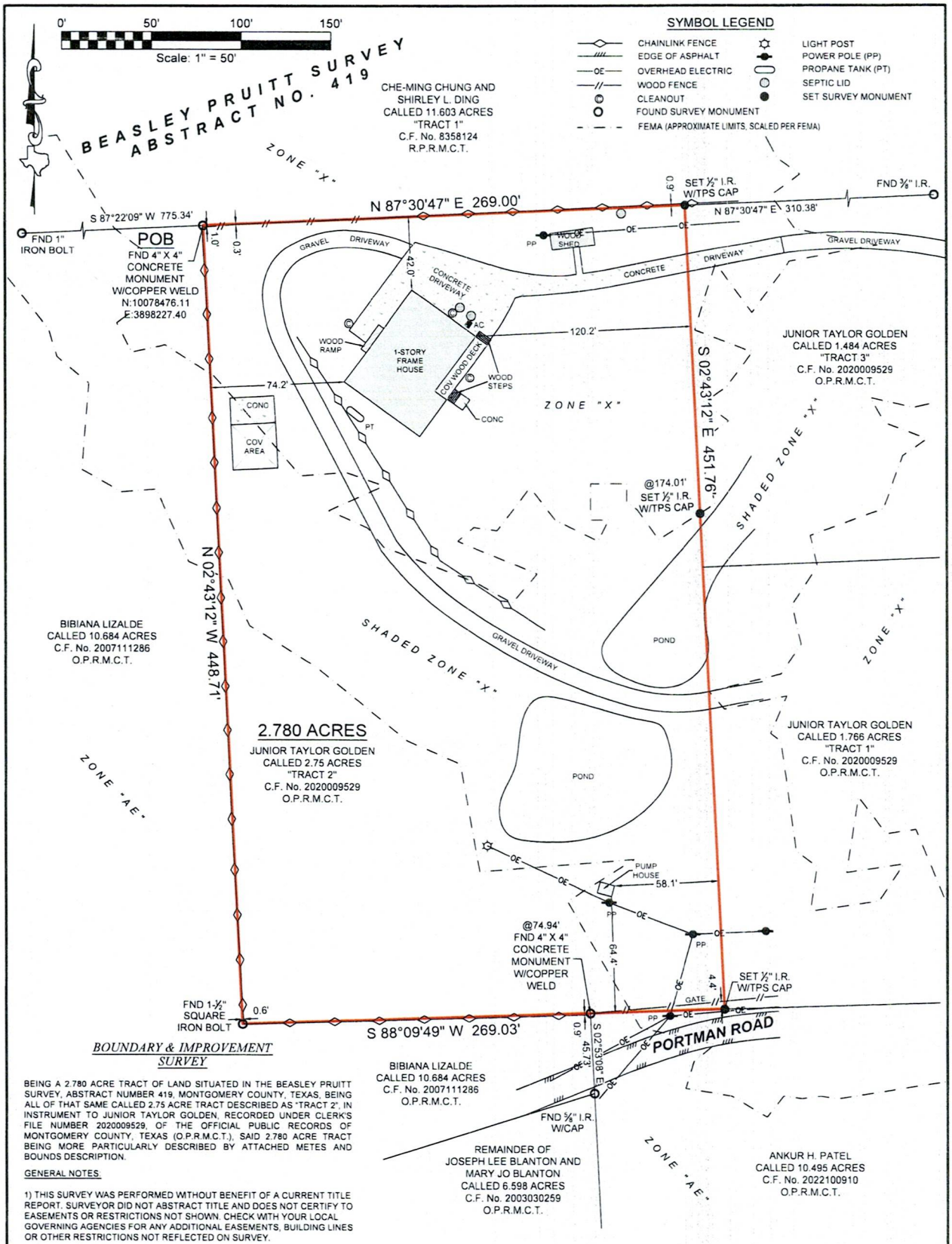

BOUNDARY & IMPROVEMENT SURVEY

BEING A 2.780 ACRE TRACT OF LAND SITUATED IN THE BEASLEY PRUITT SURVEY, ABSTRACT NUMBER 419, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 2.75 ACRE TRACT DESCRIBED AS "TRACT 2", IN INSTRUMENT TO JUNIOR TAYLOR GOLDEN, RECORDED UNDER CLERK'S FILE NUMBER 2020009529, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 2.780 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.

PROJECT NUMBER	35185_2.780 AC
DATE	12/05/2023
DRAWN BY	ADV
CHECKED BY	MMS / CPP
FIELD CREW	JW
REVISION 1	__-__-____
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

TEXAS PROFESSIONAL SURVEYING
TPS
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0575G HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER	JUNIOR TAYLOR GOLDEN
ADDRESS	15084 FIRETOWER ROAD, CONROE, TX, 77306
SURVEY	BEASLEY PRUITT, A - 419
SUBJECT	2.780 ACRES
COUNTY	MONTGOMERY

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921