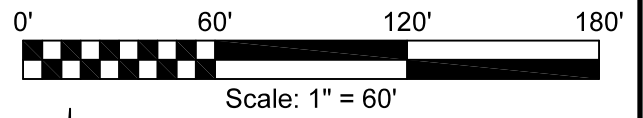
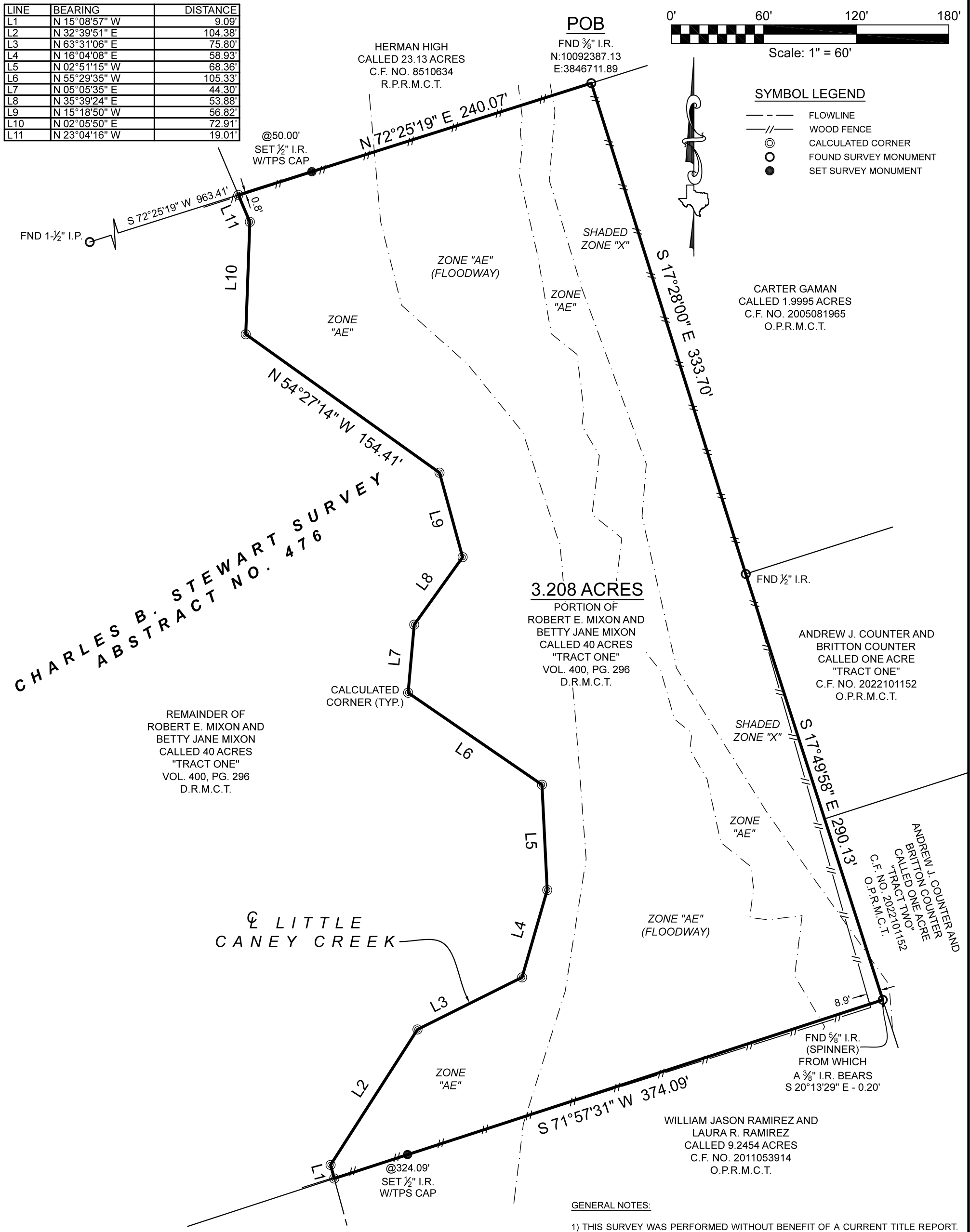


LINE	BEARING	DISTANCE
L1	N 15°08'57" W	9.09'
L2	N 32°39'51" E	104.38'
L3	N 63°31'06" E	75.80'
L4	N 16°04'08" E	58.93'
L5	N 02°51'15" W	68.36'
L6	N 55°29'35" W	105.33'
L7	N 05°05'35" E	44.30'
L8	N 35°39'24" E	53.88'
L9	N 15°18'50" W	56.82'
L10	N 02°05'50" E	72.91'
L11	N 23°04'16" W	19.01'



SYMBOL LEGEND

- FLOWLINE
- //--- WOOD FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



CHARLES B. STEWART SURVEY
ABSTRACT NO. 476

REMAINDER OF
 ROBERT E. MIXON AND
 BETTY JANE MIXON
 CALLED 40 ACRES
 "TRACT ONE"
 VOL. 400, PG. 296
 D.R.M.C.T.

3.208 ACRES
 PORTION OF
 ROBERT E. MIXON AND
 BETTY JANE MIXON
 CALLED 40 ACRES
 "TRACT ONE"
 VOL. 400, PG. 296
 D.R.M.C.T.

CARTER GAMAN
 CALLED 1.9995 ACRES
 C.F. NO. 2005081965
 O.P.R.M.C.T.

ANDREW J. COUNTER AND
 BRITTON COUNTER
 CALLED ONE ACRE
 "TRACT ONE"
 C.F. NO. 2022101152
 O.P.R.M.C.T.

ANDREW J. COUNTER AND
 BRITTON COUNTER
 CALLED ONE ACRE
 "TRACT ONE"
 C.F. NO. 2022101152
 O.P.R.M.C.T.

WILLIAM JASON RAMIREZ AND
 LAURA R. RAMIREZ
 CALLED 9.2454 ACRES
 C.F. NO. 2011053914
 O.P.R.M.C.T.

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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0395G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BOUNDARY SURVEY

BEING A 3.208 ACRE TRACT OF LAND SITUATED IN THE CHARLES B. STEWART SURVEY, ABSTRACT NUMBER 476, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 40 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO ROBERT E. MIXON AND BETTY JANE MIXON, RECORDED IN VOLUME 400, PAGE 296 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.), SAID 3.208 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PURCHASER.....KEVIN UMBEHR
 PRIOR ADDRESS.....13561 KIDD ROAD, CONROE, TX 77302
 SURVEY.....CHARLES B. STEWART, A - 476
 SUBJECT.....3.208 ACRES
 COUNTY.....MONTGOMERY

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	30093_3.208AC
DATE	12/15/2022
DRAWN BY	PCP
CHECKED BY	TNK
FIELD CREW	JW
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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 Firm No. 10083400

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

