



**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

**ORSON SHAW SURVEY  
ABSTRACT NO. 505**

ROBIN R. PARKIN  
CALLED 2.096 ACRES  
LOT 30  
NEWTON ACRES  
(UNRECORDED SUBDIVISION)  
C.F. NO. 2022109200  
O.P.R.M.C.T.

**2.085 ACRES**  
BRANDON GAUNCE  
CALLED 2.10 ACRES  
LOT 31  
NEWTON ACRES SUBDIVISION  
(UNRECORDED SUBDIVISION)  
C.F. NO. 2023030590  
O.P.R.M.C.T.

REMAINDER OF  
THE WOODLANDS  
SAN JACINTO RANCH, LLC  
CALLED 11,280.99 ACRES  
"LUSK TRACT 1"  
C.F. NO. 20202998  
O.P.R.S.J.C.T.

SET 1/2" I.R.  
W/T/PS CAP  
FROM WHICH A  
FND 1/2" I.R.  
W/CAP BRS.  
N 41°49'03" E  
2.90'

FND 1/2" I.R.  
(BENT)

N 48°54'04" W 189.97'

**POB**

FND 1/2" I.R.  
(BENT)  
N:10141990.55  
E:3890342.23

ZONE "X"

N 48°46'06" W 190.96'  
**NEWTON CIRCLE (60' R.O.W.)**

FND 1/2" I.R.

S 48°53'45" E 217.30'  
FND 1/2" I.R.

ZONE "AE"

ZONE "AE"  
(FLOODWAY)

S 41°49'03" W 474.77'

ROGER F. MALEY  
CALLED 2.376 ACRES  
LOT 32  
NEWTON ACRES SUBDIVISION  
(UNRECORDED SUBDIVISION)  
C.F. NO. 2005103357  
O.P.R.M.C.T.

BOUNDARY SURVEY

BEING A 2.085 ACRE TRACT OF LAND SITUATED IN THE ORSON SHAW SURVEY, ABSTRACT NUMBER 505, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 2.10 ACRE TRACT DESCRIBED AS LOT 31, OF NEWTON ACRES (UNRECORDED SUBDIVISION), IN INSTRUMENT TO BRANDON GAUNCE, RECORDED UNDER CLERK'S FILE NUMBER 2023030590, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 2.085 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	34628
DATE	10/11/2023
DRAWN BY	GVV
CHECKED BY	TNK/PPP
FIELD CREW	VL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0275G HAVING AN EFFECTIVE DATE OF 8/18/2014, AND COMMUNITY PANEL NO. 48407C0325C, HAVING AN EFFECTIVE DATE OF 11/04/2010.

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.

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.

**TEXAS PROFESSIONAL SURVEYING**  

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

PURCHASER ..... BRANDON GAUNCE  
 ADDRESS ..... NEWTON CIRCLE, CONROE, TX, 77303  
 SURVEY ..... ORSON SHAW, A - 505  
 SUBJECT ..... 2.085 ACRES  
 COUNTY ..... MONTGOMERY

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

