

0' 200' 400' 600'



Scale: 1" = 200'

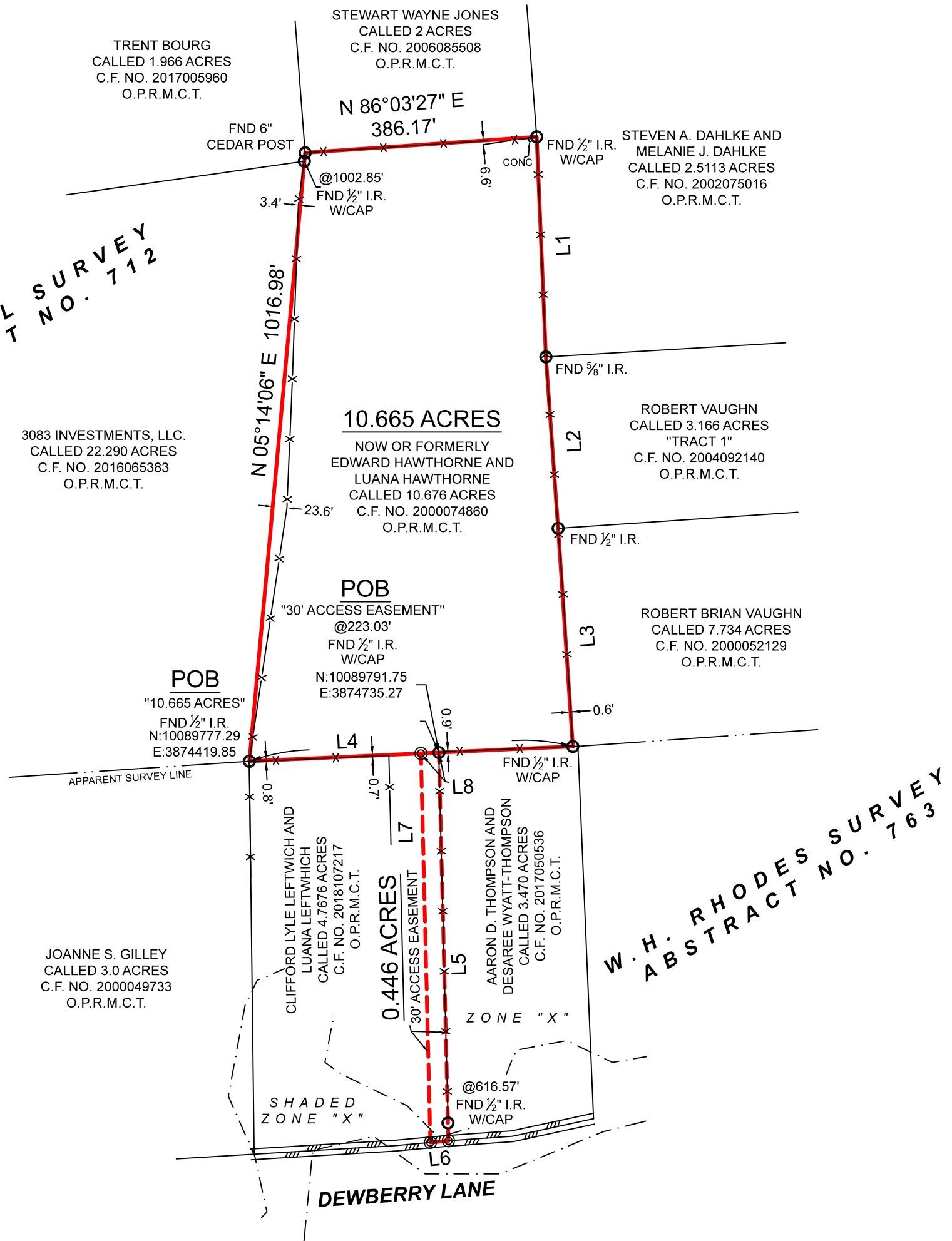
SYMBOL LEGEND

- EDGE OF ASPHALT
- WIRE FENCE
- FOUND SURVEY MONUMENT
- CALCULATED CORNER

LINE	BEARING	DISTANCE
L1	S 02°23'24" E	366.59'
L2	S 04°05'22" E	286.12'
L3	S 03°51'25" E	363.78'
L4	S 87°22'29" W	538.78'
L5	S 01°23'43" E	646.26'
L6	S 84°49'01" W	30.07'
L7	N 01°23'43" W	647.60'
L8	N 87°22'29" E	30.01'



**J. M. REAL SURVEY
ABSTRACT NO. 712**



3083 INVESTMENTS, LLC.
CALLED 22.290 ACRES
C.F. NO. 2016065383
O.P.R.M.C.T.

10.665 ACRES
NOW OR FORMERLY
EDWARD HAWTHORNE AND
LUANA HAWTHORNE
CALLED 10.676 ACRES
C.F. NO. 2000074860
O.P.R.M.C.T.

STEVEN A. DAHLKE AND
MELANIE J. DAHLKE
CALLED 2.5113 ACRES
C.F. NO. 2002075016
O.P.R.M.C.T.

ROBERT VAUGHN
CALLED 3.166 ACRES
"TRACT 1"
C.F. NO. 2004092140
O.P.R.M.C.T.

ROBERT BRIAN VAUGHN
CALLED 7.734 ACRES
C.F. NO. 2000052129
O.P.R.M.C.T.

POB
"10.665 ACRES"
FND 1/2" I.R.
N:10089777.29
E:3874419.85

POB
"30' ACCESS EASEMENT"
@223.03'
FND 1/2" I.R.
W/CAP
N:10089791.75
E:3874735.27

JOANNE S. GILLEY
CALLED 3.0 ACRES
C.F. NO. 2000049733
O.P.R.M.C.T.

CLIFFORD LYLE LEFTWICH AND
LUANA LEFTWICH
CALLED 4.7676 ACRES
C.F. NO. 2018107217
O.P.R.M.C.T.

0.446 ACRES
30' ACCESS EASEMENT

AARON D. THOMPSON AND
DESAREE WYATT-THOMPSON
CALLED 3.470 ACRES
C.F. NO. 2017050536
O.P.R.M.C.T.

**W. H. RHODES SURVEY
ABSTRACT NO. 763**

DEWBERRY LANE

BOUNDARY SURVEY

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.

BEING A 10.665 ACRE TRACT OF LAND SITUATED IN THE J. M. REAL SURVEY, ABSTRACT NUMBER 712, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 10.676 ACRE TRACT, NOW OR FORMERLY, DESCRIBED IN INSTRUMENT TO EDWARD HAWTHORNE AND LUANA HAWTHORNE, RECORDED UNDER CLERK'S FILE NUMBER 2000074860, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 10.665 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0575G AND 48339C0425G HAVING AN EFFECTIVE DATE OF 8/18/2014.

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.....
ADDRESS.....DEWBERRY LANE, CONROE, TX, 77302
SURVEY.....J. M. REAL, A - 712
SUBJECT.....10.665 ACRES AND 30' ACCESS EASEMENT
COUNTY.....MONTGOMERY

PROJECT NUMBER	34935
DATE	12/18/2023
DRAWN BY	ADV
CHECKED BY	MMS / TNK / MJW
FIELD CREW	JW
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

