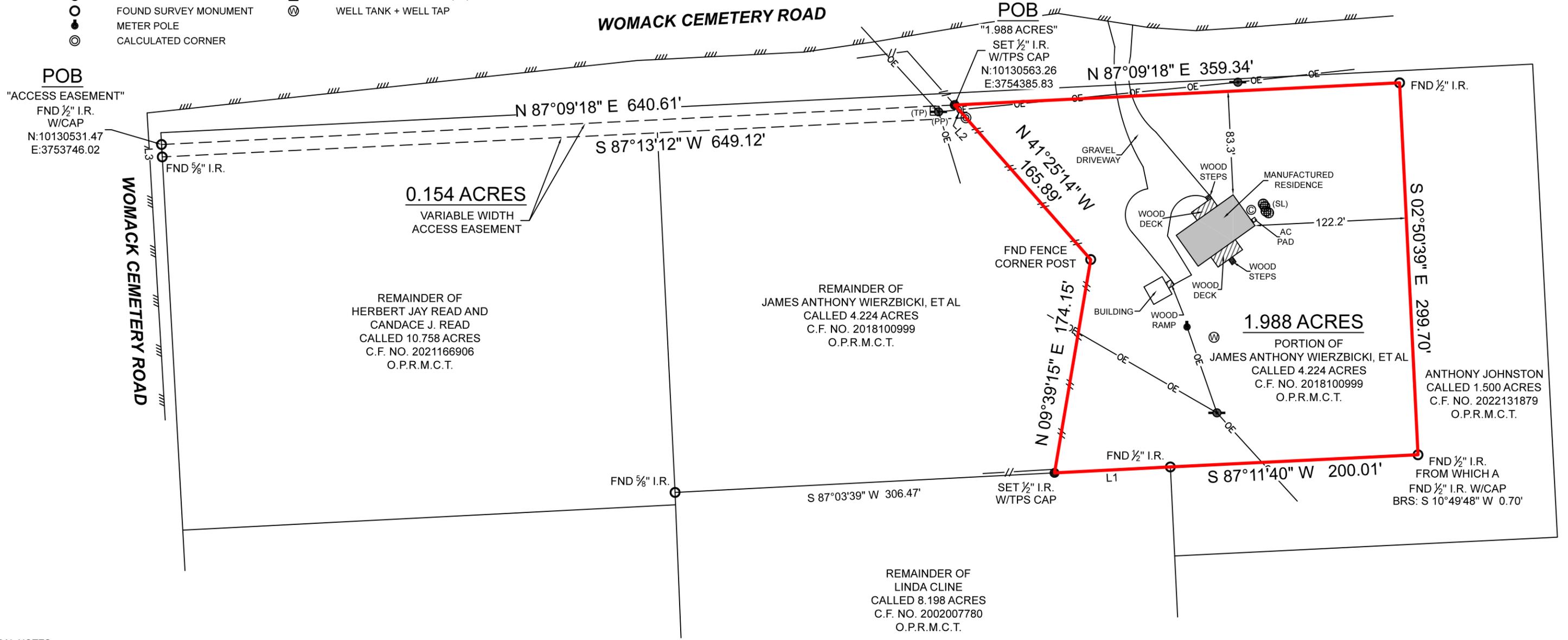


LINE	BEARING	DISTANCE
L1	S 87°03'39" W	93.57'
L2	S 41°25'14" E	13.74'
L3	N 03°09'22" W	10.00'

ZACHARIAH LANDRUM SURVEY ABSTRACT NO. 22

SYMBOL LEGEND

- | | | | |
|--|-----------------------|--|-------------------------|
| | EDGE OF ASPHALT | | POWER POLE (PP) |
| | OVERHEAD ELECTRIC | | SEPTIC LID (SL) |
| | WOOD FENCE | | SET SURVEY MONUMENT |
| | CLEANOUT | | TELEPHONE PEDESTAL (TP) |
| | FOUND SURVEY MONUMENT | | WELL TANK + WELL TAP |
| | METER POLE | | |
| | CALCULATED CORNER | | |



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.

BOUNDARY & IMPROVEMENT SURVEY

BEING a 1.988 acre tract of land situated in the Zachariah Landrum Survey, Abstract Number 22, Montgomery County, Texas, being a portion of that certain called 4.224 acre tract described in instrument to James Anthony Wierzbicki, Et Al, recorded under Clerk's File Number 2018100998 Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 1.988 acre tract being more particularly described by attached metes and bounds description.

PURCHASER.....MATTHEW EASTON
 ADDRESS.....WOMACK CEMETERY ROAD, MONTGOMERY, TX, 77316
 SURVEY.....ZACHARIAH LANDRUM, A - 22
 SUBJECT.....1.988 ACRES AND ACCESS EASEMENT
 COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0200G & 48339C0350G, BOTH 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.

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

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

PROJECT NUMBER	25615_1.988 AC
DATE	07/05/2023
DRAWN BY	ADV
CHECKED BY	MJW
FIELD CREW	DK
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

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