

0' 60' 120' 180'

JOHN OWENS SURVEY ABSTRACT No. 403

LINE	BEARING	DISTANCE
L1	S 86°28'49" W	418.03'
L2	N 04°06'43" W	519.32'

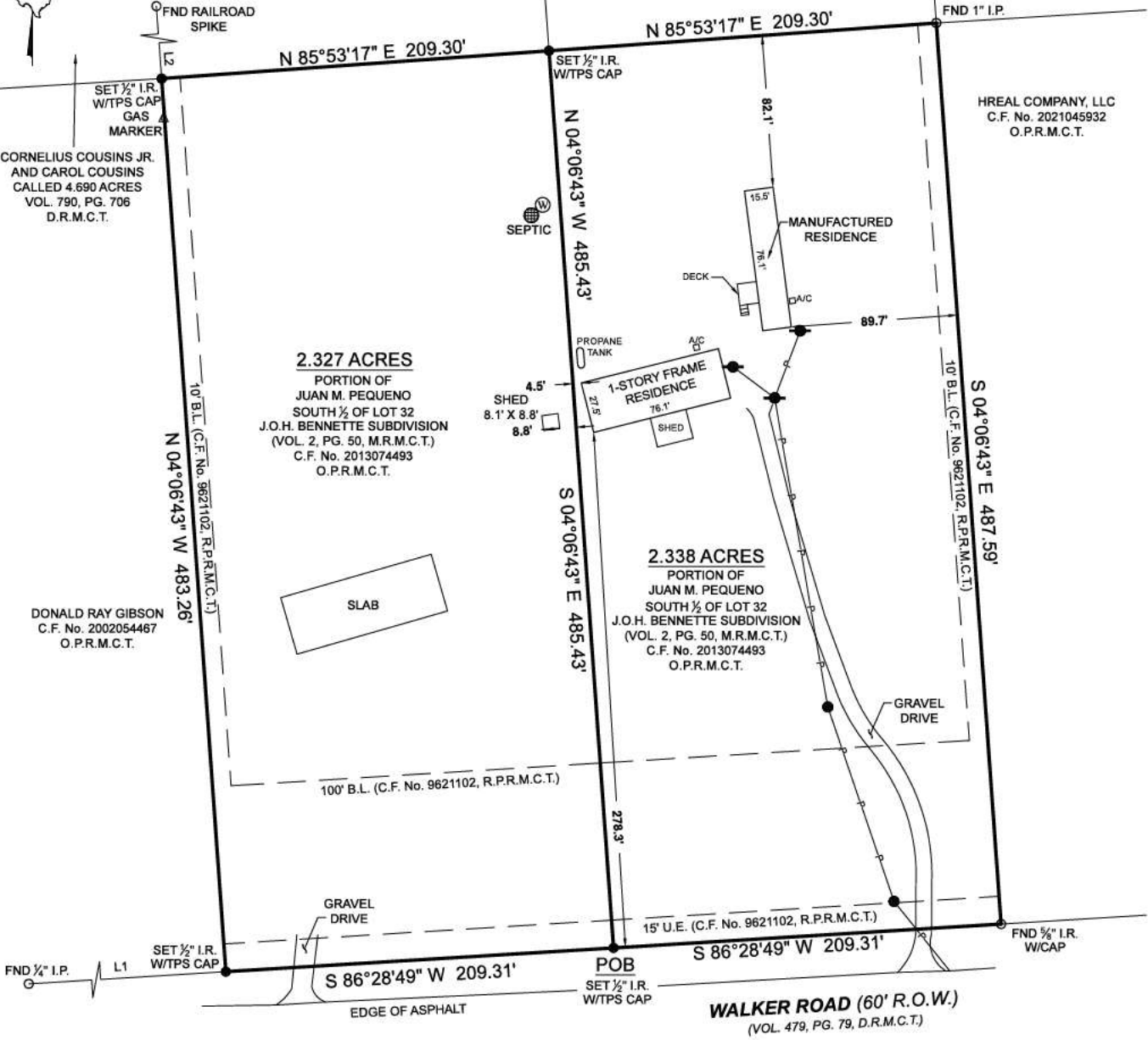
SYMBOL LEGEND

- P - Overhead Power Line
- Guy Wire
- Power Pole
- Telephone Pedestal
- Water Well
- Set Iron Rod w/TPS Cap
- End Iron Rod

MADELINE BARKER
C.F. No. 8811990
R.P.R.M.C.T.

GAYLON ROGER MOON
CALLED 2.3706 ACRES
C.F. No. 2020153233
O.P.R.M.C.T.

PAMELA L. JOHNSON
C.F. No. 9451136
R.P.R.M.C.T.



2.327 ACRES
PORTION OF
JUAN M. PEQUENO
SOUTH 1/2 OF LOT 32
J.O.H. BENNETTE SUBDIVISION
(VOL. 2, PG. 50, M.R.M.C.T.)
C.F. No. 2013074493
O.P.R.M.C.T.

2.338 ACRES
PORTION OF
JUAN M. PEQUENO
SOUTH 1/2 OF LOT 32
J.O.H. BENNETTE SUBDIVISION
(VOL. 2, PG. 50, M.R.M.C.T.)
C.F. No. 2013074493
O.P.R.M.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING a 2.338 acre tract of land situated in the John Owens Survey Abstract Number 403, Montgomery County, Texas, being a portion of that certain tract described as the South 1/2 of Lot 32, J. O. H. Bennette Subdivision, as shown on the map or plat thereof, recorded in Volume 2, Page 50 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), in instrument to Juan M. Pequeno, recorded under Clerk's File Number 2013074493 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.338 acre tract being more particularly described by attached metes and bounds description.

BEING a 2.327 acre tract of land situated in the John Owens Survey Abstract Number 403, Montgomery County, Texas, being a portion of that certain tract of land described as the South 1/2 of Lot 32, J. O. H. Bennette Subdivision, as shown on the map or plat thereof, recorded in Volume 2, Page 50 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), in instrument to Juan M. Pequeno, recorded under Clerk's File Number 2013074493 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.327 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0575G having an effective date of 8/18/2014.

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.

Job No.: O134-01
Scale: 1"=60'
Date: 8/30/2021
Drawn By: MGG
Checked By: DVB / CPP
Field Crew: EL
Revised:

Purchaser Belinda Owen
Address 14683 Walker Road, Conroe, Tx 77302
Portion of Lot 32, Block , Section
Survey John Owens, A 403
Areas 2.327 & 2.338 Acres
Subdivision J. O. H. Bennette Subdivision
Volume 2, Page 50, Map Records
Montgomery County, Texas



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Basis of Bearings Zone (4203).

TEXAS
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