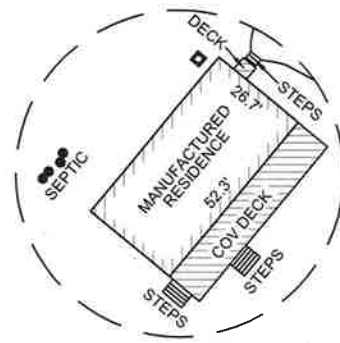




IMPROVEMENT DETAIL
NOT TO SCALE

SYMBOL LEGEND

- X - Wire Fence
- ⊙ - Well
- ⊠ - Transformer
- ⊠ - Air Conditioning Unit



JAVID JOHNSON
CALLED 2.069 ACRES
C.F. No. 20205622
O.P.R.S.J.C.T.

REMAINDER OF
BERTHA ANN JACKSON AND
HORMAN HOWARD JACKSON, SR.
CALLED 8.73 ACRES
C.F. No. 08-3013
O.P.R.S.J.C.T.

BERRY BEASLEY SURVEY
ABSTRACT No. 3

MATTHEW JAMES CHERNENKO
C.F. No. 2014000927
O.P.R.S.J.C.T.

DANIEL D. KIBLINGER
CALLED 1.06 ACRES
C.F. No. 20196617
O.P.R.S.J.C.T.

POB

"30' ACCESS"
CALCULATED
CORNER

SET 1/2" I.R.
W/TPS CAP

LINE	BEARING	DISTANCE
L1	N 14°34'45" W	13.36'
L2	S 55°29'35" E	22.84'
L3	N 86°14'59" E	15.27'

POC
"30' ACCESS"
POB
"5.500 ACRE"
FND 5/8" I.R.

MICHAEL MURPHY AND
BARBARA MURPHY
CALLED 0.714 ACRES
VOL. 206, PG. 346
O.P.R.S.J.C.T.

Surveyor has relied on information provided by:
Fidelity National Title Insurance Company
G.F. No. FTH-12-FAH20016232W/T
Effective date: December 18, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Easement to Sam Houston Electric Cooperative, Inc., per C.F. No. 74, Pg. 120, O.P.R.S.J.C.T. (Blanket)
- 2) R.O.W. Easement to Five-O-Water Supply Corporation, per C.F. No. 20172635, Pg. 13107, O.P.R.S.J.C.T. (Blanket)

MICHAEL BOMERSBACH
CALLED 0.720 ACRES
VOL. 204, PG. 347
O.P.R.S.J.C.T.

5.500 Acres

PORTION OF
BERTHA ANN JACKSON AND
HORMAN HOWARD JACKSON, SR.
CALLED 8.73 ACRES
C.F. No. 08-3013
O.P.R.S.J.C.T.

CYNTHIA BLACK
CALLED 0.748 ACRES
C.F. No. 01-6802
O.P.R.S.J.C.T.

FINAL SURVEY

BEING an access easement (easement situated in the Berry Beasley Survey Abstract Number 3, San Jacinto County, Texas, over and across that certain called 8.73 acre tract described in instrument to Bertha Ann Jackson and Horman Howard Jackson, Sr., recorded under Clerk's File Number of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said easement lying fifteen (15) feet parallel and adjacent to the attached centerline description.

BEING a 5.500 acre tract of land situated in the Berry Beasley Survey Abstract Number 3, San Jacinto County, Texas, a portion of that certain called 8.73 acre tract described in instrument to Bertha Ann Jackson and Horman Howard Jackson, Sr., recorded under Clerk's File Number of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said 5.500 acre tract being more particularly described by attached metes and bounds description.

RICHARD J. DRAKE
CALLED 2.5184 ACRES
C.F. No. 20166362
O.P.R.S.J.C.T.

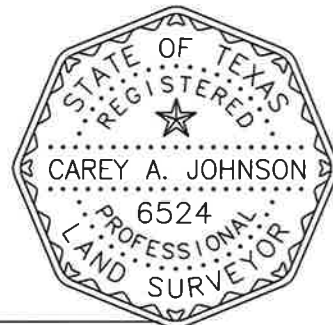
RICHARD J. DRAKE AND
ANNALISA T. DRAKE
CALLED 13.394 ACRES
C.F. No. 20156645
O.P.R.S.J.C.T.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48407C0225C having an effective date 11/04/2010.

Job No.: M738-01 5.500AC
Scale: 1"=100'
Date: 12/07/2020
Drawn By: DJC/AS
Checked By: CPP
Field Crew: MP/KH
Revised: 11/18/2021-Final

Purchaser: Charles Nicholas McAlpin
Address: 100 V. Allen Lane, Coldspring, Tx 77331
Lot: _____, Block: _____, Section: _____
Survey: Berry Beasley, A 3
Area: 5.500 Acres
Subdivision: _____
Cabinet: _____, Sheet: _____, Records: _____
San Jacinto County, Texas

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.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

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

Basis of Bearings