



SYMBOL LEGEND

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

LINE	BEARING	DISTANCE
L1	S 03°20'45" E	414.71'
L2	S 03°20'45" E	360.46'
L3	N 04°41'27" W	293.93'
L4	S 85°42'18" W	397.59'
L5	N 01°39'15" W	92.24'
L6	S 02°00'21" E	138.47'
L7	S 87°59'39" W	17.04'
L8	N 03°33'03" W	196.68'
L9	N 87°25'59" E	30.00'
L10	S 03°33'03" E	137.27'
L11	S 84°32'39" W	11.37'
L12	S 02°00'21" E	59.46'
L13	N 03°23'40" W	116.98'

**WILLIAM PATTERSON SURVEY
ABSTRACT NO. 421**

TRACY HUFFMAN AND
STACY HUFFMAN
CALLED 12.7685 ACRES
C.F. No. 2016089286
O.P.R.M.C.T.

TRACY HUFFMAN AND
STACY HUFFMAN
CALLED 65.011 ACRES
C.F. No. 2007129503
O.P.R.M.C.T.

TRACY HUFFMAN AND
STACY HUFFMAN
CALLED 10 ACRES
C.F. No. 2002037831
O.P.R.M.C.T.

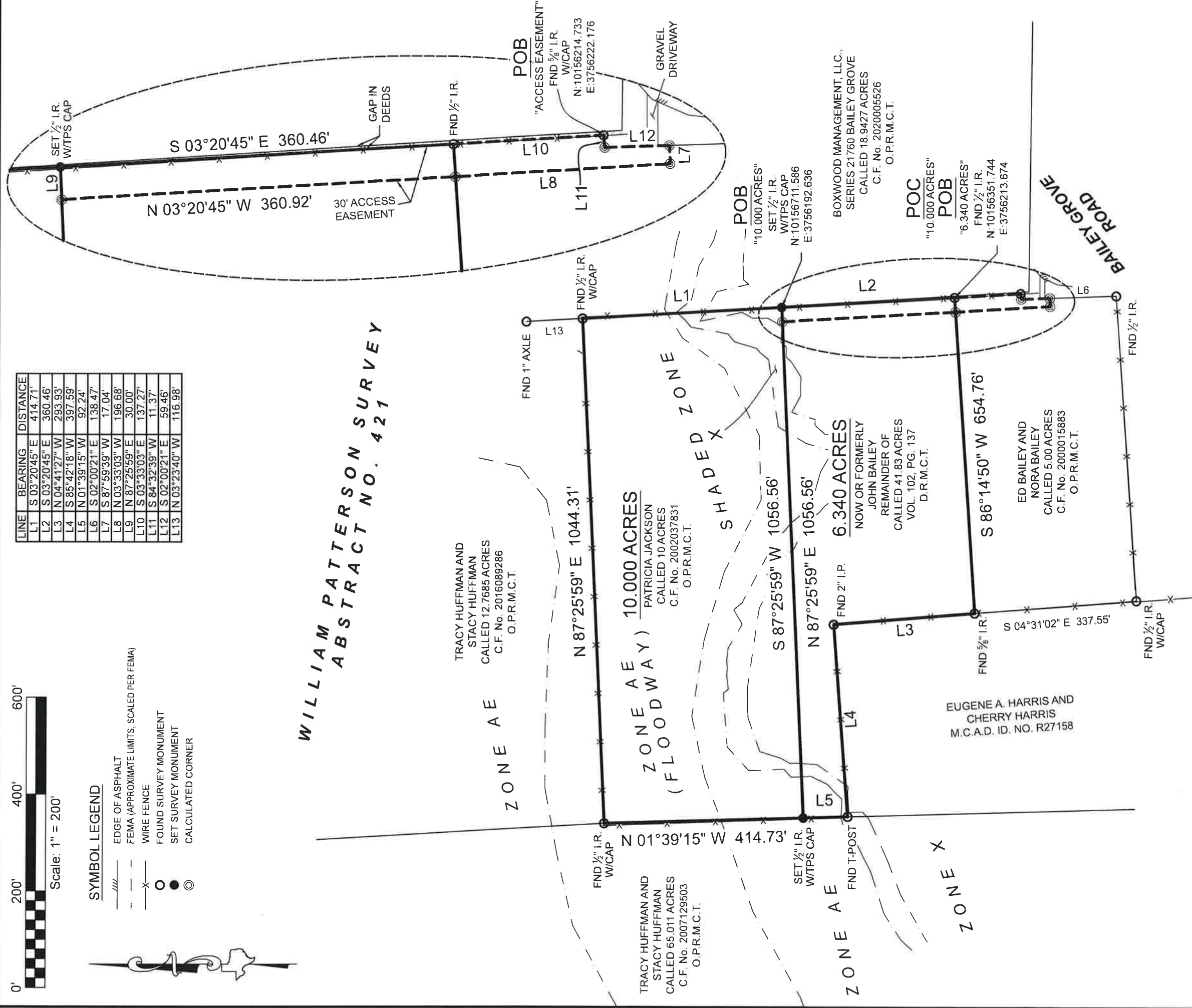
ED BAILEY AND
NORA BAILEY
CALLED 5.00 ACRES
C.F. No. 2000015883
O.P.R.M.C.T.

NOW OR FORMERLY
JOHN BAILEY
REMAINDER OF
VOL. 102, PG. 137
D.R.M.C.T.

BOXWOOD MANAGEMENT, LLC,
SERIES 21760 BAILEY GROVE
CALLED 18.9427 ACRES
C.F. No. 2020005526
O.P.R.M.C.T.

POC
"10.000 ACRES"
POB
"6.340 ACRES"
FND 1/2" I.R.
N:10156351.744
E:3756213.674

EUGENE A. HARRIS AND
CHERRY HARRIS
M.C.A.D. ID. NO. R27158



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 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.

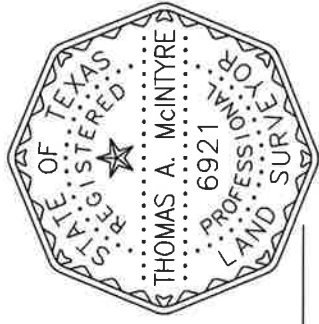
A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN AND THE REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0200G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	25902
DATE	07/27/2022
DRAWN BY	TK
CHECKED BY	
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TPS TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936-756-7447 Fax: 936-756-7448
www.surveyingtexas.com
Firm No. 10083400

PURCHASER: PATRICIA JACKSON-DILLON
ADDRESS: BAILEY GROVE ROAD, MONTGOMERY, TEXAS 77345
SURVEYOR: WILLIAM PATTERSON, A - 421
SUBJECT: 6.340 ACRES & 10.000 ACRES
COUNTY: MONTGOMERY



PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921