

0' 200' 400' 600'

Scale: 1" = 200'



SYMBOL LEGEND

- EDGE OF ASPHALT
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

MICHAEL H. HINCH SURVEY
ABSTRACT NO. 253

EAST MONTGOMERY ACQUISITION COMPANY LLC
CALLED 2949.543 (NET) ACRES
C.F. NO. 2021177868
O.P.R.M.C.T.

SET 1/2" I.R.
W/TPS CAP
FROM WHICH A
FND 1/2" I.R.
BRS: N 55°02'47" W
2.75'

FND 3/8" I.R.
W/CAP

N 03°09'19" W 479.30'

APPARENT SURVEY LINE

S 03°09'19" E 477.21'

EAST MONTGOMERY ACQUISITION COMPANY LLC
CALLED 2949.543 (NET) ACRES
C.F. NO. 2021177868
O.P.R.M.C.T.

N 86°37'59" E 1816.24'

GRAVEL ROAD

20.017 ACRES

CAMPBELL READY-MIX, INC
CALLED 20.00 ACRES
C.F. No. 9622955
O.P.R.M.C.T.

S 86°37'59" W 1822.23'

DAVID C. LEE AND
ANNE T. LEBLANC
CALLED 20.02 ACRES
C.F. No. 2010096690
O.P.R.M.C.T.

PRESLEY GILL SURVEY
ABSTRACT NO. 230

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

N 03°51'02" W 480.42'

POB

FND 1/2" I.R.
W/TPS CAP
N:10105845.03
E:3907556.71

GATE

S 03°52'17" E 479.32'

DAW COLLINS ROAD

FND 1" P.T.P.

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 19.984 ACRE TRACT OF LAND SITUATED IN THE PRESLEY GILL SURVEY, ABSTRACT NUMBER 230, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 20.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO CAMPBELL READY-MIX, INC., RECORDED UNDER CLERK'S FILE NUMBER 9622955, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 19.984 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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.



PROJECT NUMBER	25514
DATE	06/02/2022
DRAWN BY	TK
CHECKED BY	CPP
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: DAW COLLINS ROAD, CLEVELAND, TX 77328
ADDRESS: PRESLEY GILL, A - 230
SURVEY: 20.017 ACRES
SUBJECT: MONTGOMERY
COUNTY:

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0450G 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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

