

7.1999 Acres  
The Kincaid Trust  
C.C.F.N. 2005-043820 M.C.R.P.R.

0.759 Acre  
Anne Tran  
& husband Tom T. Nguyen  
C.C.F.N. 2017-063095 M.C.R.P.R.

1/2 Acre  
Annie Ruth Hatchett  
Vol. 550, Pg. 319 M.C.D.R.

1 Acre  
Rosevelt Hatchett  
& wife Una Lee Hatchett  
Vol. 473, Pg. 482 M.C.D.R.

10.920 Acres  
Betsy Jo Patton  
C.C.F.N. 2020-151451 M.C.R.P.R.

30 Acres  
(Tract 7)  
W. B. Wood Investments, Ltd.  
C.C.F.N. 2002-017065 M.C.R.P.R.

N 00°13'55" W 304.83'  
(Deed Call: N 00°12'29" W 304.82')

S 89°26'59" E 668.90'  
(Deed Call: S 89°26'54" E 668.87')

5.888 Acres  
Anne Tran  
C.C.F.N. 2014-008422 M.C.R.P.R.

(Line used for Directional Control)  
N 89°23'00" W 572.47'  
(Deed Call: N 89°23'00" W 572.64')

N 00°16'15" W 242.69'  
(Deed Call: N 00°16'00" W 242.86')

S 00°43'02" E 415.97'  
(Deed Call: S 00°46'05" E 415.72')

S 89°00'02" E 207.34'  
(Deed Call: S 88°59'41" E 207.39')

S 01°26'17" E 132.75'  
(Deed Call: S 01°31'45" E 132.90')

N 89°04'25" W 310.03'  
(Deed Call: N 89°07'00" W 310.30')

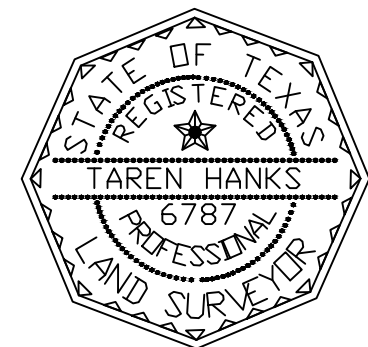
- Notes:
1. Bearings are based upon the deed call Lower Northwest line of the 5.889 acre tract, as found monumented on the ground. (N 89°23'00" W)
  2. This plat is based, in part, on a Metes and Bounds description of even date.
  3. No improvements shown at the time of survey per clients request.
  4. This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under GF No. 2130535 with and effective date of May 4, 2021. This surveyor has not abstracted the subject property.
  5. Elevations are based upon Lidar acquired from Texas Natural Resource Information System, checked by GPS Observation, NAVD '88, GEOID 12B. Site Benchmark is a 5/8" iron rod set near the road side Northeast corner of the subject property. Elevation = 313.10'

TOPOGRAPHIC SURVEY  
5.888 ACRES OF LAND

IN THE HIRAM ROSSON SURVEY, A-456

MONTGOMERY COUNTY, TEXAS REF: \_\_\_\_\_ MAP RECORDS  
Scale: 1" = 60' Date: July 8, 2021  
Address: \_\_\_\_\_

To Corey Moon, Exclusively,  
I hereby state that this plat is a true representation of a ground survey made under my direct supervision.  
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Taren Hanks  
Registered Professional  
Land Surveyor No. 6787  
T.B.P.E.L.S. Firm No. 10112200

GF# 2130535 File # 21-B-43 JM Book L.L. Pg. \_\_\_\_\_  
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305  
(936) 756-5266 Fax (936) 756-5281

Revision December 20, 2021 to add Lidar contours, check elevations in the field and add trees.

Farm-to-Market Highway 149  
(100' Right-of-Way per TxDot Right-of-Way maps)  
(Vol. 362, Pg. 440 M.C.D.R.)