



AUSTIN BRANCH ROAD

CHAPMAN ROAD
(COUNTY MAINTAINED RDW ONE (RD402))

A SURVEY OF 7.419 ACRES

M.M. COATES SURVEY, A-19
WALLER COUNTY, TEXAS

FOUND 1/2" IRON ROD

(PER PLAT N00°31'05"E 223.22')
N00°37'20"E 223.07'

POINT OF BEGINNING
CONCRETE MONUMENT
FOUND 1/2" IRON
ROD (BENT)

(PER PLAT S87°47'45"E 1172.33')
S87°52'05"E 1171.91'

Bar

7.419 AC

(DEED CALL 7.406 AC
VOL. 543, P. 39
D.R.W.C.)

WOOD SHED
ON SLAB

ONE STORY
METAL

POND

N87°45'21"W 1203.75'
REFERENCE MONUMENT (PER PLAT 1203.78')

(PER PLAT N00°03'56"E 588.40')
N00°04'59"E 587.00'

(PER PLAT S00°04'15"E 579.82')
S00°04'59"E 579.82'

Bar

FOUND 3/4" IRON PIPE
N 1/2" IR

S89°19'43"W 59.28'
(PER PLAT S89°19'43"W 59.28')

S00°51'39"W 225.22'
(PER PLAT S00°51'39"W 225.40')

FOUND 1/2" IRON ROD

I, the undersigned, being a duly qualified Surveyor in and for the State of Texas, do hereby certify that this survey was made in the presence of my witnesses and that the drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category II, Conventional survey.

This property is located in Zone X and is not within the 100-year floodplain as shown on FEMA Community Panel Number 4806400045 D, effective date December 15, 1995.

This survey was completed with the benefit of a title commitment furnished by Stewart Title Guaranty Company, G.P. No. 0440017, effective date June 15, 2004.

Hal Moyer



MOYER
SURVEYING

7008 WEST DRAYS - CONROE, TX 77385