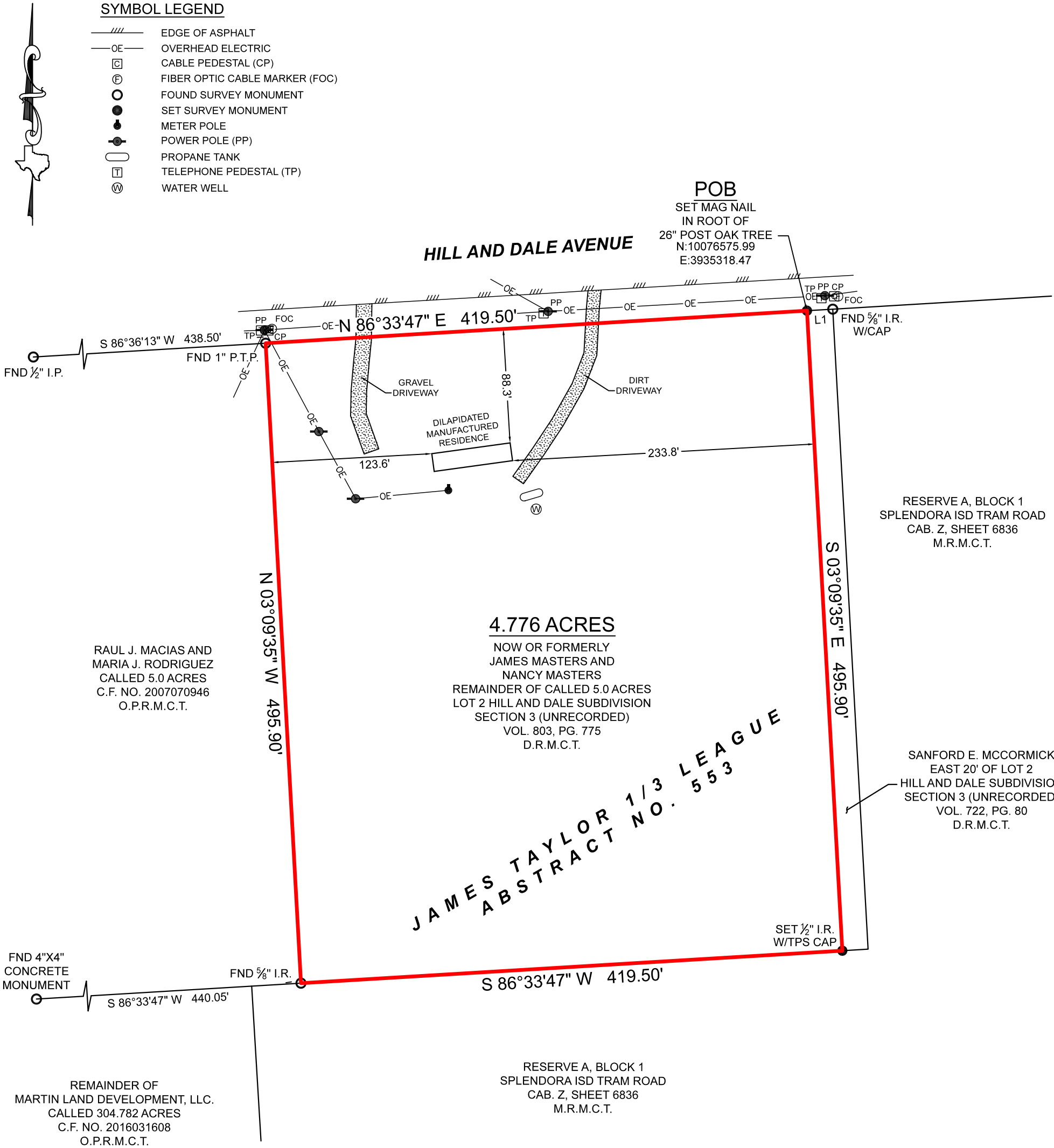


LINE	BEARING	DISTANCE
L1	N 86°33'47" E	20.00'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- CABLE PEDESTAL (CP)
- FIBER OPTIC CABLE MARKER (FOC)
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- METER POLE
- POWER POLE (PP)
- PROPANE TANK
- TELEPHONE PEDESTAL (TP)
- WATER WELL



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 & IMPROVEMENT SURVEY

BEING A 4.776 ACRE TRACT OF LAND SITUATED IN THE JAMES TAYLOR 1/3 LEAGUE, ABSTRACT NUMBER 553, MONTGOMERY COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 5.0 ACRE TRACT DESCRIBED AS LOT 2, HILL AND DALE SUBDIVISION, SECTION 3 (UNRECORDED), IN INSTRUMENT TO JAMES MASTERS AND NANCY MASTERS, NOW OR FORMERLY (MASTERS TRACT), RECORDED IN VOLUME 803, PAGE 775, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.), SAID 4.776 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

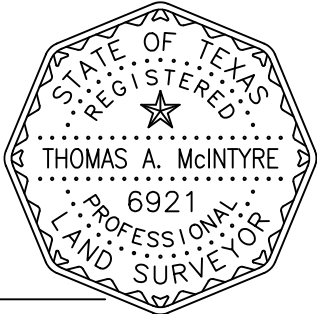
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0600G, HAVING AN EFFECTIVE DATE OF 08-18-2014.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....27060 HILL AND DALE AVENUE, SPLENDORA, TX, 77372
LEAGUE.....JAMES TAYLOR 1/3 LEAGUE, A - 553
SUBJECT.....4.776 ACRES
COUNTY.....MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



PROJECT	43248
FIELD DATE	8/31/2026
DRAWN BY	ADV
CHECKED BY	MJW
FIELD CREW	GR / CF
REV 1	---
REV 2	---
REV 3	---
REV 4	---

TEXAS PROFESSIONAL SURVEYING

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400