ANNIE T. LOMAX SURVEY
ABSTRACT No. 432

CALLED 138.58 ACRES
S.J.C.C.F. No. 20211202

CALLED 92.340 ACRES
S.J.C.C.F. No. 03-7396

CALLED 28.647 ACRES
S.J.C.C.F. No. 06-5988

CALLED 9.620 ACRES
S.J.C.C.F. No. 20207433

CALLED 11.670 ACRES
S.J.C.C.F. No. 2014001692

CALLED 4.421 ACRES
S.J.C.C.F. No. 20196732

CALLED 6.42 ACRES
S.J.C.C.F. No. 20243802

FND. 1/2" I.R.

(CALLED N 21°20'09" W - 181.46')
N 20°54'13" W 180.55'

FND. 1/2" I.R.
CONTROL MON.

FND. 5/8" I.R. W/CAP
CONTROL MON.

(CALLED N 20°51'39" W - 152.30')
N 20°55'54" W 151.52'

EDGE OF ROAD

FND. 1/2" I.R.
CONTROL MON.

N 82°34'38" E 411.51'
(CALLED N 86°05' E - 411.72')

GRAVEL DRIVE

1.7'

18.7'

7.4'

COVERED

1-STORY FRAME RESIDENCE

SIDEWALK

COVERED

CONV.

SIDEWALK

COVERED

1.61 ACRES
OUT OF CALLED 5.092 ACRES
S.J.C.C.F. No. 05-3156

S 20°55'54" E 152.76'
(CALLED S 17°29' E)

SET 5/8" I.R.

F.M. ROAD No. 2025
80' R.O.W.

EDGE OF ROAD

S 20°55'54" E 362.45'
(CALLED S 17°29' E)

S 76°21'29" W 403.35'
N 76°21'29" E 403.35'

78.3'

50.4'

40.0'

29.5'

25.4'

3.8'

(1.61 ACRES) P.O.B.
SET 5/8" I.R.

COVERED

METAL BARN

CONC.

COVERED

66.2'

N 20°56'22" W 197.70'
(CALLED N 17°26' W)

3.48 ACRES
OUT OF CALLED 5.092 ACRES
S.J.C.C.F. No. 05-3156

GRAVEL DRIVE

ASPHALT DRIVE

CONCRETE

COVERED

FRAME GARAGE

COVERED

CONV.

CONC.

1-STORY FRAME RESIDENCE

COVERED

SIDEWALK

54.2'

N 20°56'22" W 398.45'
(CALLED N 17°26' W)

90.5'

6.7'

3.1'

SET 5/8" I.R.

L1

SET 5/8" I.R.

L2

EDGE OF ROAD

EDGE OF ROAD

EDGE OF ROAD

(1.61 ACRES) P.O.C.
(3.48 ACRES) P.O.B.
FND. 1/2" I.R.
CONTROL MON.

SET 5/8" I.R.

L3

FALVEY LANE
50' R.O.W.

S 20°55'54" E 559.44'
(CALLED S 17°26'00" E)

FND. 1/2" I.R.
CONTROL MON.

30 0 30 60 90 120 150 180

SCALE: 1" = 60 FEET

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS TRACT.

2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.

3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

4) THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

5) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.

6) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

7) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBDIVISION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.

8) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48071C0375C, DATED 11-4-2010.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SYMBOL LEGEND

⊛	= POWER POLE
Ⓦ	= WATER METER
☎	= TELEPHONE BOX
⊞	= ELECTRIC BOX
●	= AEROBIC SEPTIC
○	= SPRINKLER
⊠	= AC UNIT
⊡	= SEPTIC PUMP
-E-	= OVERHEAD ELECTRIC
-X-	= FENCE

LINE TABLE

LINE	DISTANCE	BEARING
L1	170.22'	S 72°24'38" W
CALLED	170.95'	S 75°55' W
L2	214.34'	S 70°30'38" W
CALLED		S 74°01' W
L3	15.84'	S 68°34'38" W
CALLED		S 72°05' W

SURVEY PREPARED FOR: JACKIE KNEALE

DESCRIPTION OF PROPERTY: 13580 F.M. 2025, CLEVELAND, TX 77328

1.61 ACRES & 3.48 ACRES, BEING OUT OF A CALLED 5.092 ACRE TRACT AS RECORDED IN SAN JACINTO COUNTY CLERK'S FILE No. 05-3156 & BEING SITUATED IN THE ANNIE T. LOMAX SURVEY, A-432, SAN JACINTO COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
LOUIS W. BERGMAN IV
5815
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, JUNE 3, 2026.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY
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TBPELS Firm No. 10114600

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File Name:	26-130.dwg		
Scale:	1" = 60'	Date:	6-15-2026
Drawn by:	JL	Surveyed by:	AC-JL