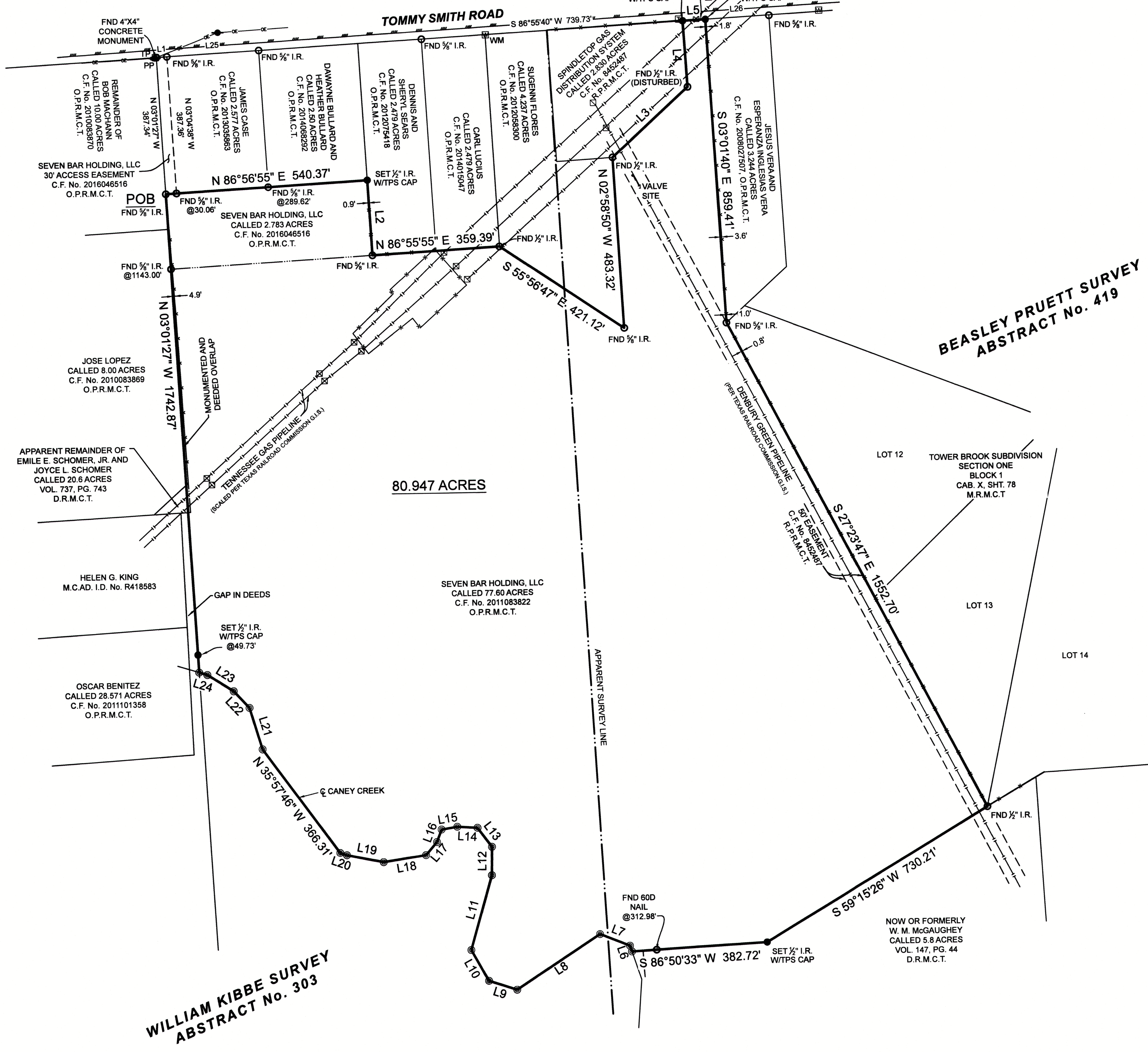


**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OE — OVERHEAD ELECTRIC
- PIPELINE
- X — WIRE FENCE
- — CALCULATED CORNER
- — FOUND SURVEY MONUMENT
- — PIPELINE MARKER
- — POWER POLE
- — SET SURVEY MONUMENT
- — TP — TELEPHONE PEDESTAL
- — WM — WATER METER

**CLARK BEACH SURVEY  
ABSTRACT No. 79**

LINE	BEARING	DISTANCE
L1	N 86°55'40" E	29.71
L2	S 03°00'43" E	212.73
L3	N 47°42'22" E	290.69
L4	N 03°20'36" W	187.36
L5	N 86°55'40" E	64.41
L6	N 18°15'31" W	17.39
L7	N 68°01'49" W	90.75
L8	S 56°57'28" W	282.23
L9	N 71°31'28" W	83.68
L10	N 28°44'47" W	100.25
L11	N 16°15'26" E	219.41
L12	N 01°02'20" E	80.37
L13	N 36°24'03" W	67.55
L14	N 86°17'09" W	52.13
L15	S 81°03'19" W	45.09
L16	S 21°04'48" W	37.67
L17	S 40°40'35" W	48.38
L18	S 81°26'19" W	121.16
L19	N 78°29'46" W	105.72
L20	N 70°08'28" W	19.99
L21	N 16°25'18" W	122.80
L22	N 42°46'53" W	64.79
L23	N 57°20'48" W	87.71
L24	N 72°40'39" W	24.09
L25	N 86°55'40" E	259.55
L26	N 86°55'40" E	179.87



**BEASLEY PRUETT SURVEY  
ABSTRACT No. 419**

**WILLIAM KIBBE SURVEY  
ABSTRACT No. 303**

**BOUNDARY & IMPROVEMENT  
SURVEY**

BEING a 80.947 acre tract of land situated in the William Kibbe Survey, Abstract Number 303 and Beasley Pruett Survey, Abstract Number 419, Montgomery County, Texas, being comprised of all that same called 2.783 acre tract described in instrument to Seven Bar Holding, LLC., recorded under Clerk's File Number 2016046516 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.) and all that same called 77.80 acre tract described in instrument to Seven Bar Holding, LLC., recorded under Clerk's File Number 2011083822, O.P.R.M.C.T., said 80.947 acre tract being more particularly described by attached metes and bounds description.

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.

**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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN AND THE REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0575G 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.

**TEXAS PROFESSIONAL SURVEYING**  
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Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PROJECT NUMBER	25840
DATE	07/08/2022
DRAWN BY	DVB
CHECKED BY	MJV
FIELD CREW	JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: TOMMY SMITH ROAD, CONROE, TEXAS 77306  
ADDRESS: WILLIAM KIBBE, A-303  
SURVEY: BEASLEY PRUETT, A-419  
SUBJECT: 80.947 ACRES  
COUNTY: MONTGOMERY

*Carey A. Johnson*  
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

