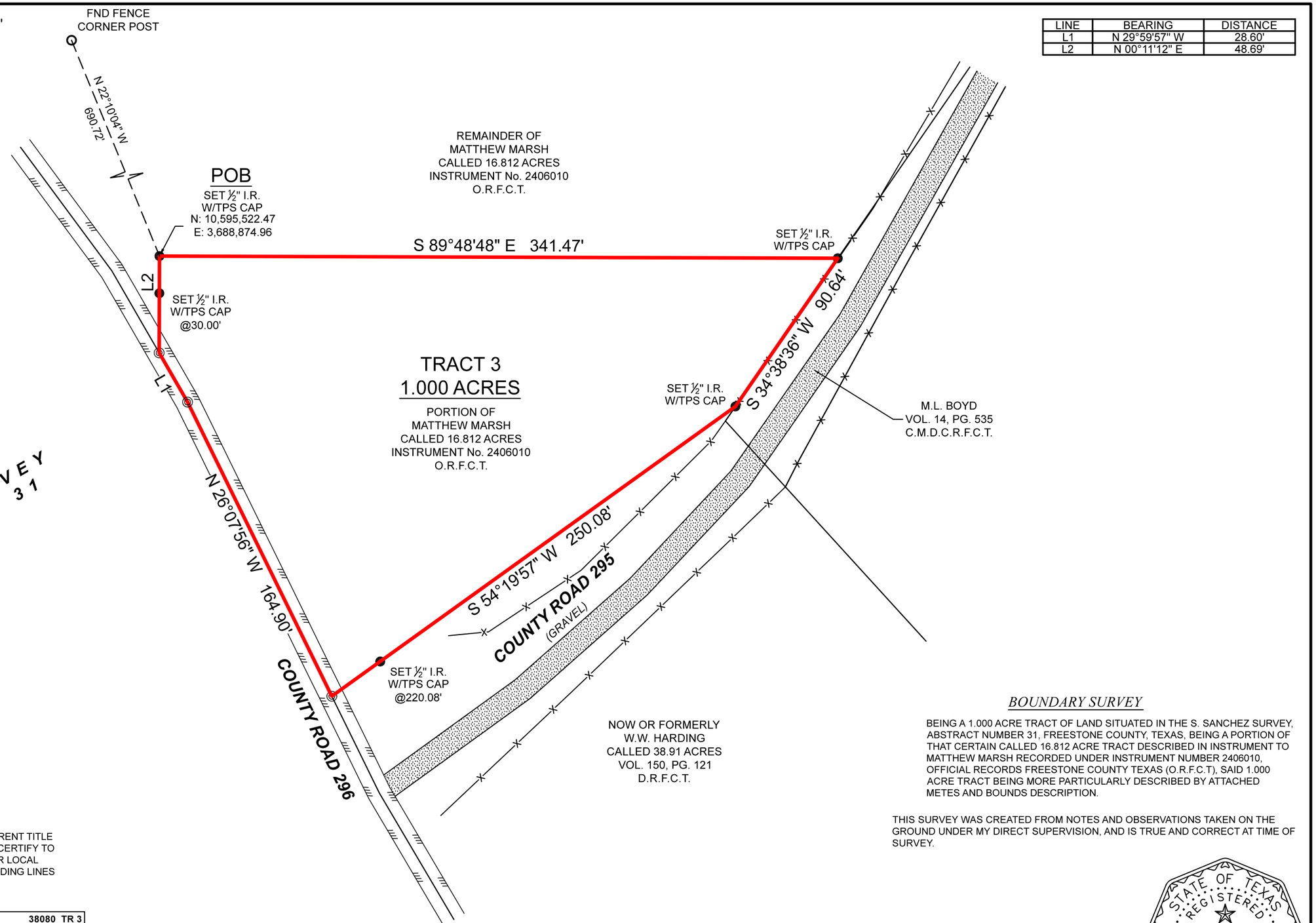
0' 50' 100' 150'

Scale: 1" = 50'

SYMBOL LEGEND

- EDGE OF ASPHALT
- WIRE FENCE
- CALCULATED CORNER
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 29°59'57" W	28.60'
L2	N 00°11'12" E	48.69'



BOUNDARY SURVEY

BEING A 1.000 ACRE TRACT OF LAND SITUATED IN THE S. SANCHEZ SURVEY, ABSTRACT NUMBER 31, FREESTONE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 16.812 ACRE TRACT DESCRIBED IN INSTRUMENT TO MATTHEW MARSH RECORDED UNDER INSTRUMENT NUMBER 2406010, OFFICIAL RECORDS FREESTONE COUNTY TEXAS (O.R.F.C.T), SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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.

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

PROJECT	38080_TR 3
FIELD DATE	11-22-2024
DRAWN BY	ADV
CHECKED BY	LWL / MJW
FIELD CREW	JN
REV 1	__-__-____
REV 2	__-__-____
REV 3	__-__-____
REV 4	__-__-____

CLIENT ..... MATTHEW W. MARSH
ADDRESS ..... COUNTY ROAD 296, OAKWOOD, TX, 75855
SURVEY ..... S. SANCHEZ, A - 31
SUBJECT ..... 1.000 ACRES
COUNTY ..... FREESTONE

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. LN4808220012A, HAVING AN EFFECTIVE DATE OF 09-01-2007.

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.

STATE OF TEXAS · REGISTERED · THOMAS A. McINTYRE 6921 PROFESSIONAL LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921