

0' 200' 400' 600'



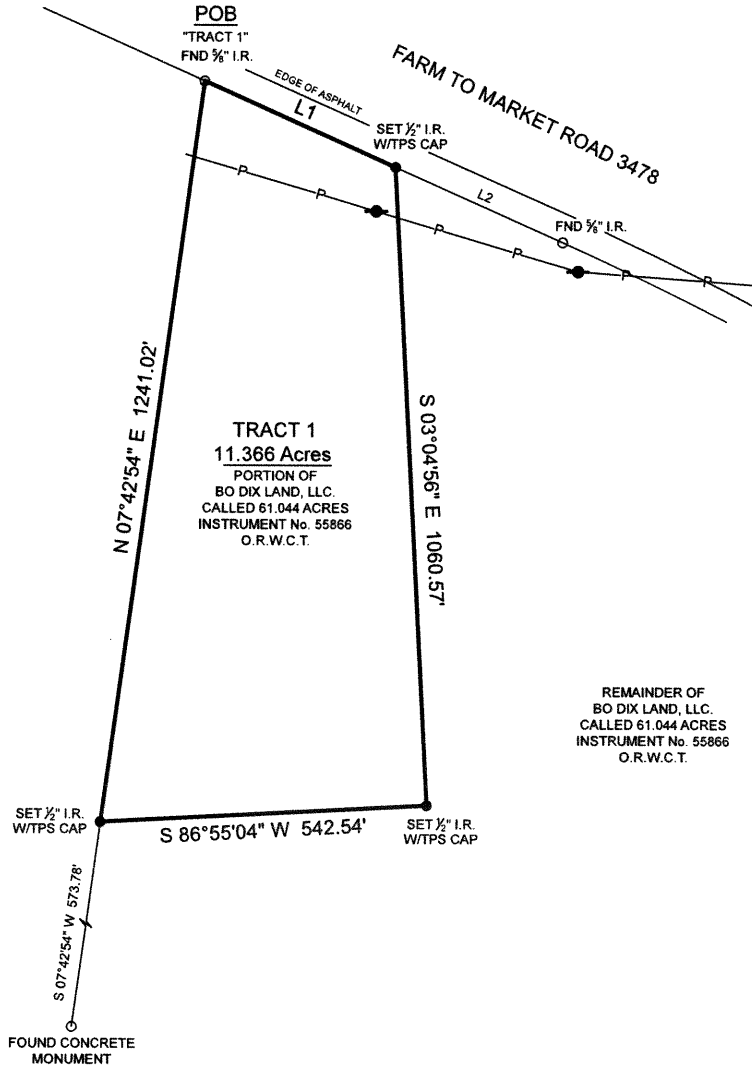
SYMBOL LEGEND

- P- Overhead Power Line
- Guy Wire
- Wood Fence
- XXX- Wrought Iron Fence
- XX- Chainlink Fence
- X- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- O - Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	S 66°00'32" E	348.20'
L2	S 66°00'32" E	304.68'

STEPHEN MANNING SURVEY
ABSTRACT No. 31

ANDREW GIBSON, JR.
CALLED 20-3/4 ACRES
VOL. 1109, PG. 549
O.R.W.C.T.



TRACT 1
11.366 Acres
PORTION OF
BO DIX LAND, LLC.
CALLED 61.044 ACRES
INSTRUMENT No. 55866
O.R.W.C.T.

REMAINDER OF
BO DIX LAND, LLC.
CALLED 61.044 ACRES
INSTRUMENT No. 55866
O.R.W.C.T.

BOUNDARY SURVEY

BEING a 11.366 acre tract of land situated in the Stephen Manning Survey, Abstract Number 31, Walker County, Texas, being a portion of that same called 61.044 acre tract described in instrument to Bo Dix Land, LLC., recorded under Instrument Number 55866 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 11.366 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 Property Lies in Zone X & Zone A and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48471C0125D, having an effective date of 8-16-2011.
Job No.: H297-226
Scale: 1"=200'
Date: 08-10-2020
Drawn By: ERP
Field Crew: JW
Revised:

Purchaser: Homeland Properties
Address: F.M. 3478, Huntsville Tx, 77320
Lot: Block Section
Survey: Stephen Manning A 31
Area: 11.366 Acres
Subdivision
Cabinet Sheet Records
Walker County, Texas

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.

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings

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

