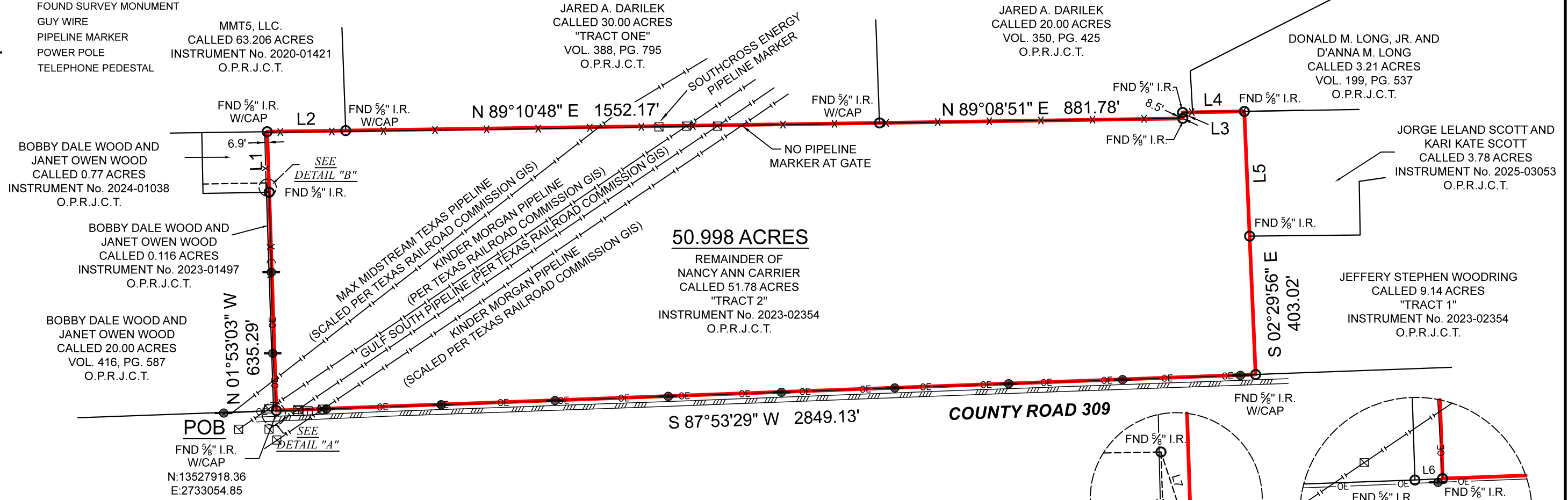


LINE	BEARING	DISTANCE
L1	N 01°56'39" W	176.26'
L2	N 89°10'47" E	228.45'
L3	N 01°26'25" W	17.43'
L4	N 89°01'11" E	179.45'
L5	S 02°25'50" E	363.06'
L6	S 87°00'32" W	8.05'
L7	N 18°05'54" W	28.52'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- PIPELINE
- WOOD FENCE
- FOUND SURVEY MONUMENT
- GUY WIRE
- PIPELINE MARKER
- POWER POLE
- TELEPHONE PEDESTAL

**HENRY W. MUNSON LEAGUE
ABSTRACT NO. 57**



50.998 ACRES

REMAINDER OF
NANCY ANN CARRIER
CALLED 51.78 ACRES
"TRACT 2"
INSTRUMENT No. 2023-02354
O.P.R.J.C.T.

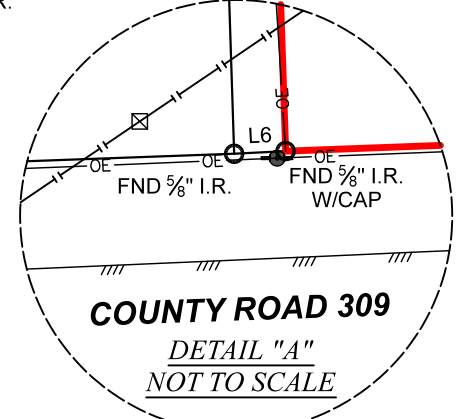
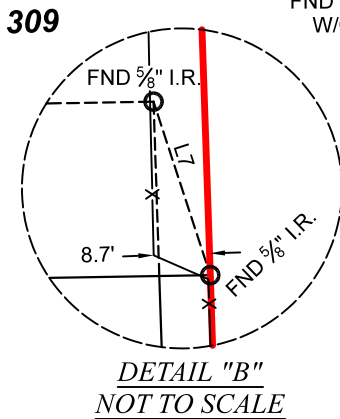
BOUNDARY SURVEY

BEING A 50.998 ACRE TRACT OF LAND SITUATED IN THE HENRY W. MUNSON LEAGUE, ABSTRACT NUMBER 57, JACKSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 51.78 ACRE TRACT DESCRIBED AS "TRACT 2" IN INSTRUMENT TO NANCY ANN CARRIER, RECORDED UNDER INSTRUMENT NUMBER 2023-02354 OF THE OFFICIAL PUBLIC RECORDS OF JACKSON COUNTY, TEXAS (O.P.R.J.C.T.), SAID 50.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48239C0350D, HAVING AN EFFECTIVE DATE OF 09-17-2014.

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, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....COUNTY ROAD 309, EDNA, TX, 77957
LEAGUE.....HENRY W. MUNSON, A - 57
SUBJECT.....50.998 ACRES
COUNTY.....JACKSON



GENERAL NOTES:

- 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.

<p>3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400</p>	PROJECT	41791
	FIELD DATE	2/20/2026
	DRAWN BY	CSP
	CHECKED BY	MJW
	FIELD CREW	SMP
	REV 1	
	REV 2	

SURVEYORS NOTES:

- SCALED PIPELINES SHOWN HEREON ARE FROM THE TEXAS RAILROAD COMMISSION GIS DUE TO LACK OF SUFFICIENT SIGNAGE MARKING THE LOCATION OF THE PIPELINES.
- UNABLE TO MAKE EXACT DETERMINATION AS TO THE SOUTH CROSS ENERGY PIPELINE MARKER IS FOR THE MAX MIDSTREAM TEXAS PIPELINE.
- SURVEYOR RECOMMENDS CONTACTING 811 TO LOCATE ALL PIPELINES ACROSS THIS PROPERTY FOR AN ACCURATE REPRESENTATION AS TO THE PIPELINES LOCATIONS.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

