



SYMBOL LEGEND

- CALCULATED POINT
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- |— IRON FENCE
- X— WIRE FENCE
- ==== EDGE OF ASPHALT
- - - - FEMA LIMITS (PER NFHL DATA)

JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 15

ROBERT A. CHESNEY AND
JULIE CHESNEY
CALLED 121.524 ACRES
C.F. NO. 2014015007
O.P.R.M.C.T.

POB
SET ½" I.R.
W/TPS CAP
N: 10,180,886.40
E: 3,840,016.31

20.857 ACRES
PORTION OF
ELIZABETH MCDANIEL AND
ROBBY MCDANIEL
CALLED 32.308 ACRES
C.F. NO. 2021156849
O.P.R.M.C.T.

REMAINDER OF
ELIZABETH MCDANIEL AND
ROBBY MCDANIEL
CALLED 32.308 ACRES
C.F. NO. 2021156849
O.P.R.M.C.T.

CLARISSA TRAWICK LIVING [TRUST]
CALLED 19.400 ACRES
C.F. NO. 2025080851
O.P.R.M.C.T.

WILLYS ROAD

(30' R.O.W. EASEMENT PER
VOL. 560, PG. 242
D.R.M.C.T.)
(COUNTY MAINTAINED)

FND ½" I.R.
W/CAP
FND ½" I.R.
W/CAP
FND ½" I.P.

ALAN F. BURD
M.C.A.D ID NO. 32604

JEFFERY R. SWEET
CALLED 25.0644 ACRES
C.F. NO. 2024045983 AND
C.F. NO. 2024045984
O.P.R.M.C.T.

(FURTHER DESCRIBED IN
C.F. NO. 2023105845
O.P.R.M.C.T.)

LINE	BEARING	DISTANCE
L1	S 09°00'52" W	14.57'
L2	S 22°00'10" E	128.88'
L3	S 35°48'21" E	113.27'
L4	S 44°24'22" W	61.54'
L5	S 48°32'20" E	56.23'
L6	S 35°40'46" E	100.35'
L7	S 01°31'38" W	80.09'
L8	S 31°18'04" W	73.37'
L9	S 06°52'51" E	84.31'
L10	S 61°26'24" W	393.89'
L11	S 22°00'13" E	29.90'

☞ CANEY CREEK

BOUNDARY SURVEY

BEING A 20.857 ACRE TRACT OF LAND SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NUMBER 15, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 32.308 ACRE TRACT DESCRIBED IN INSTRUMENT TO ELIZABETH MCDANIEL AND ROBBY MCDANIEL, RECORDED UNDER CLERK'S FILE NUMBER 2021156849, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 20.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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.

TEXAS PROFESSIONAL SURVEYING

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Firm No. 10083400

PROJECT	29414_DIVISION
FIELD DATE	07-01-2026
DRAWN BY	CSP
CHECKED BY	KP
FIELD CREW	TC
REV 1	---
REV 2	---
REV 3	---
REV 4	---

ADDRESS.....WILLYS ROAD, NEW WAVERLY, TX, 77358
SURVEY.....JOSE MARIA DE LA GARZA, A - 15
SUBJECT.....20.857 ACRES
COUNTY.....MONTGOMERY

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN AND THE REGULATORY FLOODWAY, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0125G, HAVING AN EFFECTIVE DATE OF 8/18/2014.

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, CENTRAL ZONE, U.S. SURVEY FEET.

Kyle A. Parkinson

Registered Professional Land Surveyor No. 7126

