



**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 19°51'17" E	302.68'
L2	N 26°41'29" W	299.93'

**SAMUEL KENNELLY LEAGUE  
 ABSTRACT NO. 30**

REMAINDER OF  
 ELMEN HOLDINGS, LLC.,  
 CALLED 100.77 ACRES  
 VOL. 875, PG. 842  
 O.R.C.C.T.

**TRACT 6  
 13.655 ACRES**

PORTION OF  
 ELMEN HOLDINGS, LLC.,  
 CALLED 100.77 ACRES  
 VOL. 875, PG. 842  
 O.R.C.C.T.

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REMAINDER OF  
 ELMEN HOLDINGS, LLC.,  
 CALLED 100.77 ACRES  
 VOL. 875, PG. 842  
 O.R.C.C.T.

SET 1/2" I.R.  
 W/TPS CAP

SET 1/2" I.R.  
 W/TPS CAP

SET 1/2" I.R.  
 W/TPS CAP

**POB**  
 SET 1/2" I.R.  
 W/TPS CAP  
 N: 13,728,880.37  
 E: 2,791,998.17

FND 5/8" I.R.  
 (BENT)

FND 1/2" I.R.  
 (BENT)

**STATE HIGHWAY 71**

N 62°20'57" E 2001.49'

S 62°20'57" W 1965.45'

N 19°51'17" W  
 325.14'

S 19°51'17" E  
 308.34'

**BOUNDARY SURVEY**

BEING a 13.655 acre tract of land situated in the Samuel Kennelly League, Abstract Number 30, Colorado County, Texas, being a portion of that certain called 100.77 acre tract described in instrument to Elmen Holdings, LLC., recorded in Volume 875, Page 842, of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 13.655 acre tract being more particularly described by the 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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0575D, HAVING AN EFFECTIVE DATE OF 2/4/2011.

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.

PURCHASER.....  
 ADDRESS..... STATE HIGHWAY 71, GARWOOD, TX, 77442  
 SURVEY.....SAMUEL KENNELLY LEAGUE, A - 30  
 SUBJECT.....13.655 ACRES  
 COUNTY.....COLORADO

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**  
 3032 N. Frazier, Conroe, Texas 77303  
 Ph: 936.756.7447 Fax: 936.756.7448  
 www.surveyingtexas.com  
 Firm No. 10083400

PROJECT	36579_TR6
FIELD DATE	4/2/2024
DRAWN BY	CSP
CHECKED BY	MLS / TNK / MJW
FIELD CREW	GG
REV 1	---
REV 2	---
REV 3	---
REV 4	---

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921