

POINT OF BEGINNING  
 FND. 5/8" I.R. W/ ALUMINUM CAP  
 STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"  
 NWC 20.079 ACRE  
 SWC 16.7954 ACRE

FND. 1 1/4" I.R.  
 CONTROLLING MONUMENT  
 NEC 20.079 ACRE  
 NWC 22.875 ACRE

K & K CONSTRUCTION, INC.  
 CALLED 16.7954 ACRES  
 C.C.F.N. 2023-090869  
 R.P.R.M.C.T.

JOHN WILKERSON SURVEY A-630  
 JACOB EBERLY SURVEY A-196

FARM-TO-MARKET HIGHWAY 830  
 (VARIABLE WIDTH R.O.W.)  
 C.C.F.N. 2007-086767, 2007-086768, & 2007-086769 M.R.M.C.T.

WILLIAM HOBDAV SURVEY A-298  
 JOHN WILKERSON SURVEY A-630

K & K CONSTRUCTION, INC.  
 CALLED 22.875 ACRES  
 C.C.F.N. 2019-063687  
 R.P.R.M.C.T.

**17.079 Acres**  
 OUT OF  
 K & K CONSTRUCTION, INC.  
 CALLED 20.079  
 C.C.F.N. 2018-068992  
 R.P.R.M.C.T.

K & K CONSTRUCTION, INC.  
 CALLED 21.884 ACRES  
 C.C.F.N. 2018-104721  
 R.P.R.M.C.T.

FND. 5/8" I.R. W/ CAP  
 STAMPED "JEFF MOON R.P.L.S. 4639"  
 NEC 2.999 ACRE

SEVEN COVES PROPERTY LLC  
 CALLED 2.999 ACRES  
 C.C.F.N. 2024-015021  
 R.P.R.M.C.T.

FND. 3/8" I.R.

FND. 1" HEX BOLT  
 SWC 21.884 ACRE  
 NWC 149.364 ACRE  
 STA. 2+45.19', 0.44' EAST

FND. 3/8" I.R.  
 CONTROLLING MONUMENT  
 SEC 20.079 ACRE  
 INTERIOR CORNER 149.364 ACRE

FND. 1/2" I.R. W/ CAP  
 STAMPED "JEFF MOON R.P.L.S. 4639"  
 SWC 20.079 ACRE

K & K CONSTRUCTION, INC.  
 CALLED 149.364 ACRES  
 C.C.F.N. 2004-053263  
 R.P.R.M.C.T.

FARRELL ROAD  
 (60' PRESCRIPTIVE R.O.W.)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	267.06	3000.00	005° 06' 02"	N39° 42' 27"E 266.98
C2	500.00	3000.00	009° 32' 57"	N47° 02' 04"E 499.42

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N86° 20' 09"E	172.09
L2	S03° 06' 43"E	356.41
L3	S03° 10' 59"E	477.61
L4	S03° 03' 08"E	359.84
L5	S01° 47' 12"E	12.53

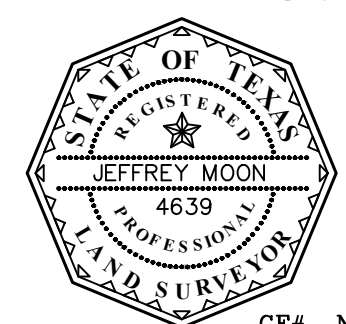
- Notes:
- 1) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE COORDINATES (NAD83) 2011 ADJUSTMENT. DISTANCE SHOWN ON SURVEY ARE GRID.
  - 2) 5/8 INCH IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
  - 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT THAT WOULD REFLECT ANY EASEMENTS, BUILDING LINES, OR OTHER RESTRICTIONS.
  - 4) SURVEYOR HAS NOT ABSTRACTED THIS TRACT OF LAND FOR OWNERSHIP, EASEMENTS, RESTRICTIONS, ETC.
  - 5) THIS SURVEY IS BASED IN PART ON A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
  - 6) SURVEYOR HAS SUBDIVIDED THIS TRACT SOLELY AT OWNERS REQUEST.
  - 7) THE SUBDIVISION OF THIS TRACT OF LAND MAYBE IN VIOLATION OF CITY / COUNTY CODES AND OR REGULATIONS FOR THE SUBDIVISION OF LAND. OWNER SHOULD VERIFY SUCH WITH RESPECTIVE GOVERNMENTAL AUTHORITIES.
  - 8) REVISED JUNE 24, 2026 TO REFLECT THE RESIDUAL 17.079 ACRES OUT OF 20.079 ACRES.

**LEGEND**

- x— Barbwire Fence
- ⌘ Flag Pole

LAND SURVEY  
 17.079 ACRES OF LAND  
 IN THE JACOB EBERLY SURVEY, A-196 AND  
 JOHN WILKERSON SURVEY, A-630  
 MONTGOMERY COUNTY, TEXAS REF: \_\_\_\_\_ MAP RECORDS  
 Scale: 1" = 100' Date: July 1, 2020  
 Revised Date: June 24, 2026 (See Note 8)  
 Address: 11900 Seven Coves Road, Conroe, Texas 77378

To: K & K Construction, Inc., Exclusively,  
 I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition III, TSPS Standard Land Survey.



*Jeffrey Moon*  
 Jeffrey Moon  
 Registered Professional  
 Land Surveyor No. 4639