

SURVEY OF

20.20 ACRE OUT OF 164.04 ACRE TRACT

LOCATED IN THE C.WICKSON SURVEY, ABSTRACT NO. 600

BASED ON THE DEED THEREOF RECORDED IN

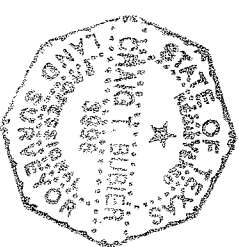
COUNTY CLERK'S FILE 2006-127885

THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

REF: JACOBS G. F. 1302273 DATE: SEP 6, 2013

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

CRAIG T. BOBIER R.P.L.S. # 3996



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (C.F. No. 1302273) DATED AUG. 29 2013, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD
- 6) ALL BUILDING LINES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) ALL CORNERS ARE 5/8" IRON ROD SET UNLESS SHOWN OTHERWISE
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN
- 10) SUBJECT TO THE BUILDING LINES, EASEMENTS AND RESTRICTIONS AS RECORDED IN CABINET 2, SHEET 1763, CABINET 2, SHEET 1837, AND CLERK'S FILE No. 2010-022675, 2013-028793, 2010-032795, 2010-032796 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 11) EASEMENT RECORDED UNDER 2009-053477 IS CONTAINED WITHIN THE RIGHT OF WAY OF MARIAS WAY
- 12) SUBJECT TO THE AGREEMENT FOR ELECTRICAL SERVICES AS RECORDED IN CF#2010-034594
- 13) EASEMENT RECORDED IN CF# 2010-082702 DOES NOT AFFECT SUBJECT TRACT

PROPERTY SUBJECT TO AN AERIAL EASEMENTS 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, ADJACENT TO THE UTILITY EASEMENTS AS SHOWN HEREON.

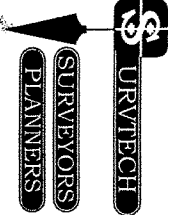
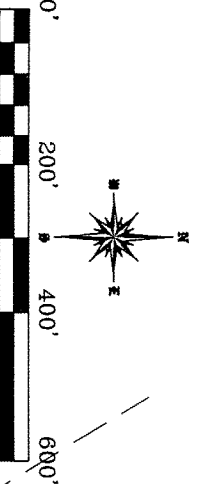
PROPERTY SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES, EXTENDING A DISTANCE OF 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED BY THE MAP DEDICATION OF SAID SUBDIVISION.

BALLANTYNE
4.90 ACRES
CF# 2003-074842
RPRMCTX

REMAINDER OF
TILLOUS PRAIRE LTD.
164.04 ACRES
CF# 2006-127885
RPRMCTX

20.20 Acres
OUT OF 164.04 AC
CF# 2006-127885 RPRMCTX
TRACTS 10 & 11

POB: S. WEST CORNER 164.04 AC
CF# 2006-127885 RPRMCTX



"A Land Surveying Company"
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
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CORNER
164.04 ACRES
RPRMCTX

6.39 ACRE
DRAINAGE EASEMENT



SURVEYORS

PLANNERS

“A LAND SURVEYING COMPANY”

Mar 11, 2013
A600AC20.20

BEING a 20.20 acre tract of land in the C. Wickson Survey Abstract 467 and the G. Reynolds Survey, Abstract 600, Montgomery County, Texas, being out of a called 164.04 acre tract of land as recorded under Clerk's File No. 2006-127885 of the Real Property Records of Montgomery County, Texas, and being comprised of a called 164.04 acre tract of land, and a called 60.19 acre tract (59.43 acres net), both being recorded under Clerk's File No. 9331452. of the Deed Records of Montgomery County, Texas. Said 20.20 acres being more particularly described as follows, with all bearings referenced NAD '83, Texas central zone;

BEGINNING at a 2" iron pipe for the southeasterly corner of a called 4.99 acre tract of land as recorded Montgomery County Clerk's File No. 2005-074842, also being the southwesterly corner of the said 164.04 acre tract;

THENCE N 03deg11'05" W, along the easterly line of the said 4.99 acre tract, a distance of 375.49' to a 5/8" iron rod set for the northwesterly corner of the herein described tract;

THENCE S 86deg12'48" E, across the said 164.04 acre tract, a distance of 1318.03' to a set 5/8" iron rod in the southerly Right of Way of Marias Way, a 60' Right of way as recorded in in Cabinet Z, Sheet 1763 of the Deed Records of Montgomery County, Texas, being the northwesterly corner of the herein described tract;

THENCE with a curve turning to the left, having a radius of 530.00', a chord which bears S 30deg17'20" E, a chord length of 276.11' to a 5/8" iron rod set for the southeasterly corner of the herein described tract;

THENCE S 48deg03'06" W, departing said Right of Way, a distance of 1005.60 feet to a 5/8" iron rod set in the southerly line of the said 164.04 acre tract, and being the southwesterly corner of the herein described tract;

THENCE N 47deg45'03" W, a distance of 926.25' to the POINT OF BEGINNING and containing 20.20 acres of land, more or less.