

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

THOMAS J. STANSBURY SURVEY, A-507
MONTGOMERY COUNTY, TEXAS

WEEREN ROAD

60' ROAD RIGHT-OF-WAY EASEMENT
VOL. 1050, PG. 177 M.C.D.R.

LEGEND:

- E - ELECTRIC BOX
- T - TELEPHONE BOX
- C - CABLE TELEVISION BOX
- G - GAS METER
- W - WATER METER
- L - LIGHT POLE
- S - SANITARY SEWER MANHOLE
- SM - STORM SEWER MANHOLE
- TM - TELEPHONE MANHOLE
- EM - ELECTRIC MANHOLE
- SW - SAMPLE WELL
- DI - DRAINAGE INLET
- FM - FIBEROPTICS MARKER
- UM - UNDERGROUND TELEPHONE MARKER
- GM - GAS MARKER
- PM - PIPELINE MARKER
- FH - FIRE HYDRANT
- WV - WATER VALVE
- GV - GAS VALVE
- MW - MONITORING WELL
- UP - UTILITY POLE
- EM - ELECTRIC METER
- TSP - TRAFFIC SIGNAL POLE
- TCB - TRAFFIC CONTROL BOX
- B - BENCHMARK
- F.C. - FILM CODE
- C.C.F. - COUNTY CLERKS FILE
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- HL&P - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P— OVERHEAD UTILITY LINES
- X— BARBED WIRE FENCE
- O— CHAIN LINK FENCE
- //— WOOD FENCE
- WROUGHT IRON FENCE

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 5.0331 ACRE (219,240 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS J. STANSBURY SURVEY, ABSTRACT NO. 507, MONTGOMERY COUNTY, TEXAS, BEING KNOWN AS LOT 37 OF IRONGATE, BEING AN UNRECORDED SUBDIVISION OF THAT CERTAIN 491.64 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME VOLUME 705, PAGE 675 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED TO RICKY LANE LINK AND RODNEY LINK RECORDED UNDER CLERK'S FILE NO. 2008-001029 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 5.0331 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WEEREN ROAD (60 FEET WIDE) AND MARKING THE NORTHEAST CORNER OF LOT 37 AND THE HEREIN DESCRIBED TRACT;

THENCE, S 00°14'00" W-840.26 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST OF SAID LOT 37 AND THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'34" W-261.02 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 37 AND THE HEREIN DESCRIBED TRACT;

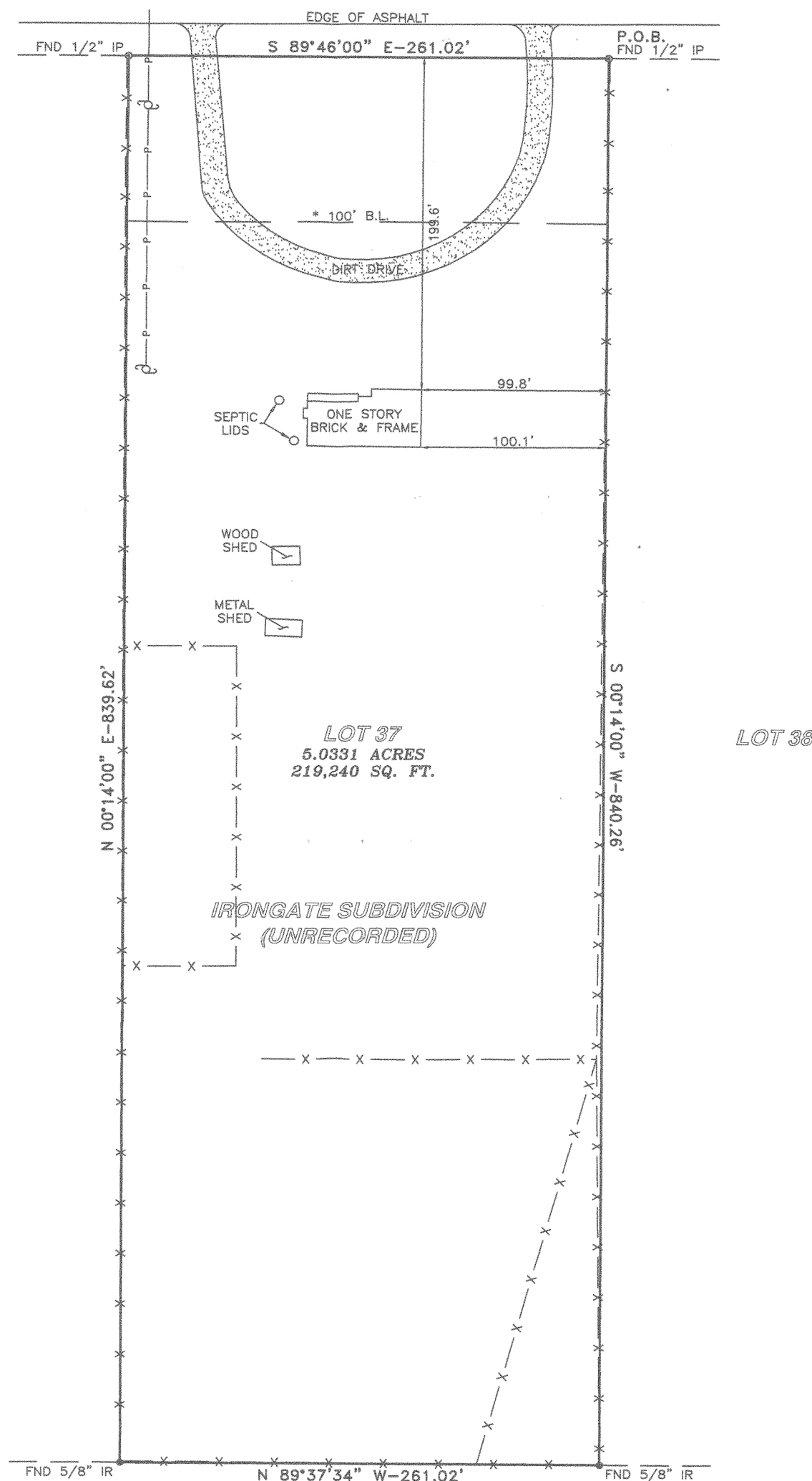
THENCE, N 00°14'00" E-839.62 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID WEEREN ROAD AND MARKING THE NORTHWEST CORNER OF LOT 37 AND THE HEREIN DESCRIBED TRACT;

THENCE, S 89°46'00" E-261.02 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEEREN ROAD TO THE POINT OF BEGINNING AND CONTAINING 5.0331 ACRES, (219,240 SQUARE FEET) OF LAND.

* - C.F. NO. 8148901

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK FILE NO. FND5-12-0044016, EFFECTIVE DATE MARCH 27, 2013.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0320F, EFFECTIVE DATE 12-19-96. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ONLY THOSE SURVEY'S WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.



BLOCK 1
CONVENIENT COUNTRY ESTATES, PHASE ONE
CABINET G, SHEET 196B M.C.M.R.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

Roger D. Pickering 10/28/13
ROGER D. PICKERING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SCALE: 1"=60' DATE: 10-15-13

REVISION:

BOOK : N/A

DRAWN BY: R.D.P.

APPROVED BY: R.D.P.

PROJECT NO.: 70173-13

ALTON HUES

25069 WEEREN ROAD
MONTGOMERY, TEXAS 77316

LAND TITLE SURVEY

ALL THAT CERTAIN 5.0331 ACRES OF LAND KNOWN AS LOT 37 OF IRONGATE, AN UNRECORDED SUBDIVISION IN THE THOMAS J. STANSBURY SURVEY, A-507, MONTGOMERY COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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