

SURVEY OF

16.93 ACRES

OUT OF CALLED 138.0466 ACRE TRACT

LOCATED IN THE _____ SURVEY, ABSTRACT NO. 43

BASED ON THE _____ DEED THEREOF RECORDED IN

COUNTY CLERK'S FILE _____ 2006-08-192

THE DEED RECORDS _____ MONTGOMERY COUNTY, TEXAS

REF: _____ G.F. 2001588 DATE: JULY 10, 2020

TO BRADLEY GRUBBS, MARIA GRUBBS, CAPITAL FARM CREDIT, FLCA, & OLD

REPUBLIC TITLE COMPANY.

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.



STEVEN E. LAUGHLIN R.P.L.S. # 5178

1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC TITLE INSURANCE COMPANY (G.F. No. 2001588) DATED JUNE 30, 2020, FOR ALL THINGS OF RECORD.

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) PROPERTY NOT SUBJECT TO THE 50' HUMBLE OIL PIPELINE EASEMENT AS RECORDED IN VOLUME 677 PAGE 237 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

6) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD.

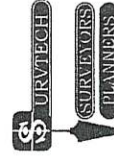
7) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.

8) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

9) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.

10) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN.

11) PROPERTY SUBJECT TO A 20' BLANKET TYPE POWERLINE EASEMENT CENTERED ON ALL POWERLINES AS RECORDED IN CF# 2007-008531 & CF# 2013-023601



"A Land Surveying Company"
P.O. BOX 10801, CORPUS CHRISTI, TEXAS 77406-1080
936-539-5441 FAX 936-539-5442
email: SURVITECHSURV.COM

LINE & SYMBOL	LEGEND
1) IRP= IRON ROD FOUND	
2) BES= IRON ROD SET	
3) CAPED SURVITECH	
4) RECORD OF	
5) MONTGOMERY COUNTY	
6) TEXAS	
7) T.C. MAP	
8) RECORD OF	
9) MONTGOMERY COUNTY	
10) TEXAS	
11) DRUG LINE	
12) DEED EASEMENT	
13) DEED EASEMENT	

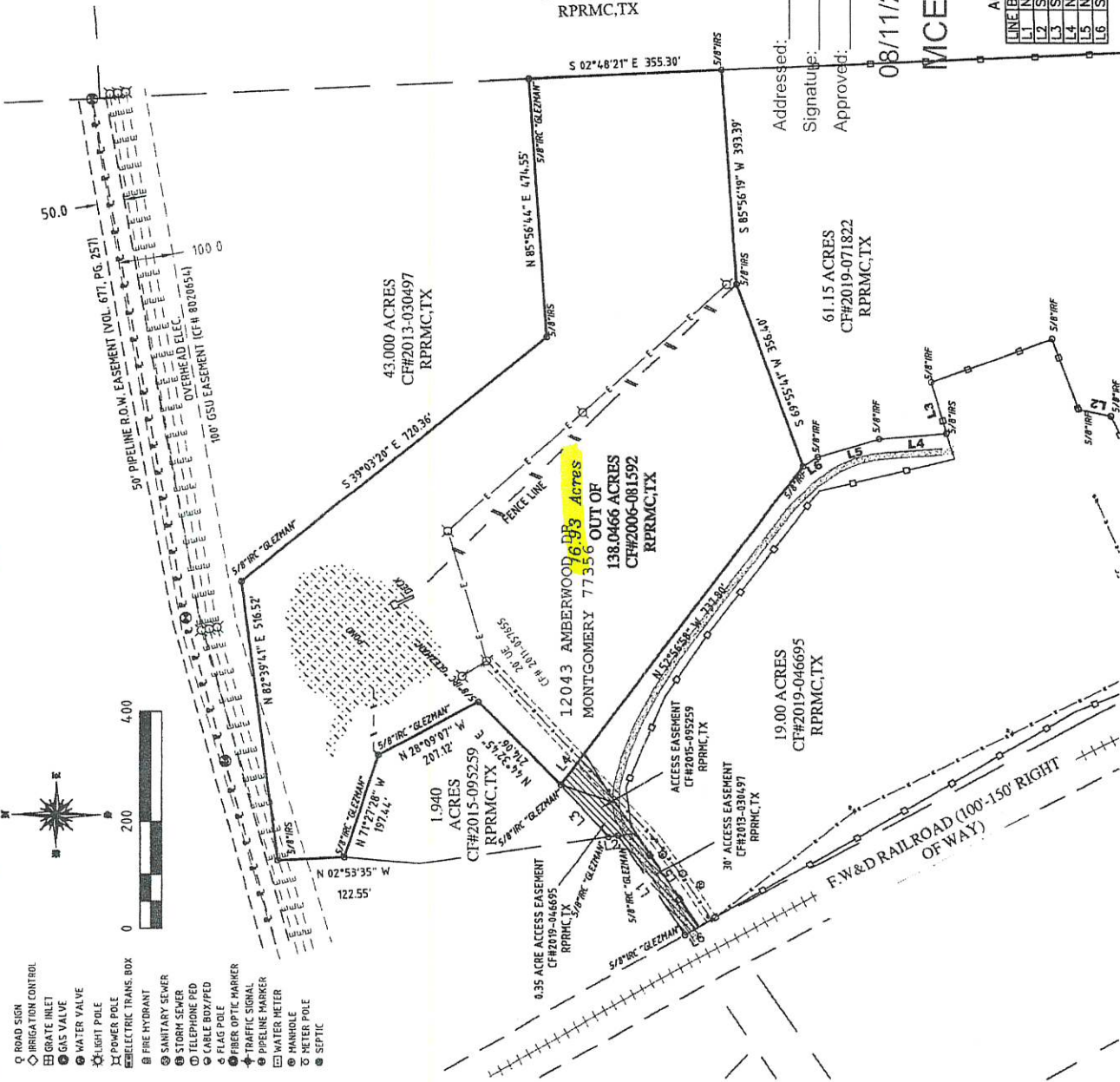
THIS SURVEY IS BEING PROVIDED TO THE SURVEYOR FOR RECORDING PURPOSES ONLY. THE SURVEYOR HAS BEEN CREATED TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE SURVEYOR'S OBLIGATION TO THE CLIENT. THE SURVEYOR HAS BEEN CREATED TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE SURVEYOR'S OBLIGATION TO THE CLIENT.

McLAUGHLIN, JOHN R. & BRAUN, KARIA A. SE
CALLED 399.94 ACRES
CF#2003-001572
RPRMC, TX

Addressed: _____
Signature: _____
Approved: _____

08/11/2020 15:59
MCECD - 911

LINE	BEARING	DISTANCE
L1	N 56°29'20" E	222.66
L2	S 08°23'09" E	18.67
L3	S 47°29'50" W	128.44
L4	N 52°56'43" W	71.02
L5	N 56°29'18" E	383.62
L6	S 28°41'22" E	30.11



200-1200

SURVEY OF

61.15 ACRES OUT OF A CALLED 138.0466 ACRE TRACT

LOCATED IN THE A WHITE SURVEY, ABSTRACT NO. 43
 BASED ON THE DEED THEREOF RECORDED IN
 COUNTY CLERK'S FILE 2006-081592
 THE DEED RECORDS MONTGOMERY COUNTY, TEXAS
 REF: TUCKERCHANCE G. F. 1900672 DATE: July 16, 2019

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, OVERLAYS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

Steven E. Laughlin
 STEVEN E. LAUGHLIN R.P.L.S. #5178

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE INSURANCE Co. CF# 1900672 FOR ALL MATTERS OF RECORD.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE INDEMNITY OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE 30" DUBBLE OIL PIPELINE EASEMENT AS RECORDED IN VOLUME 677 PAGE 257 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 6) PROPERTY SUBJECT TO A 20" BLANKET TYPE POWERLINE EASEMENT CONTINUATION ALL POWERLINES AS RECORDED IN CF# 2007-006531 & CF# 2013-022601.
- 7) PROPERTY SUBJECT TO THE AFFIDAVIT TO THE PUBLIC REGARDING SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT AS RECORDED IN CF# 2013-072240 & CF# 2013-094329.
- 8) SUBJECT TO THE EXPLORATION OF DACTUS GAS UNIT No. 1 AND THE POOLING AGREEMENT AS RECORDED IN CF# 8535534 & CF# 2006-078574.
- 9) ALL BUILDING THIS ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 10) ALL ADJACENT DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 11) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINES, BUT MAY NOT BE THE ACTUAL LINE.
- 12) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS SIGNS ETC) AND CROSS FENCING/CORRALS ARE PRESENT, BUT NOT SHOWN.
- 13) EASEMENT RECORDED IN CF# 8036654 DOES NOT AFFECT SUBJECT TRACT.

- Q ROAD SIGN
- IRRIGATION CONTROL
- GRATE INLET
- GAS VALVE
- WATER VALVE
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANS. BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE PED
- CABLE REPEATER
- FLAG POLE
- FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- WATER METER
- MANDOLE
- METER POLE
- SEPTIC

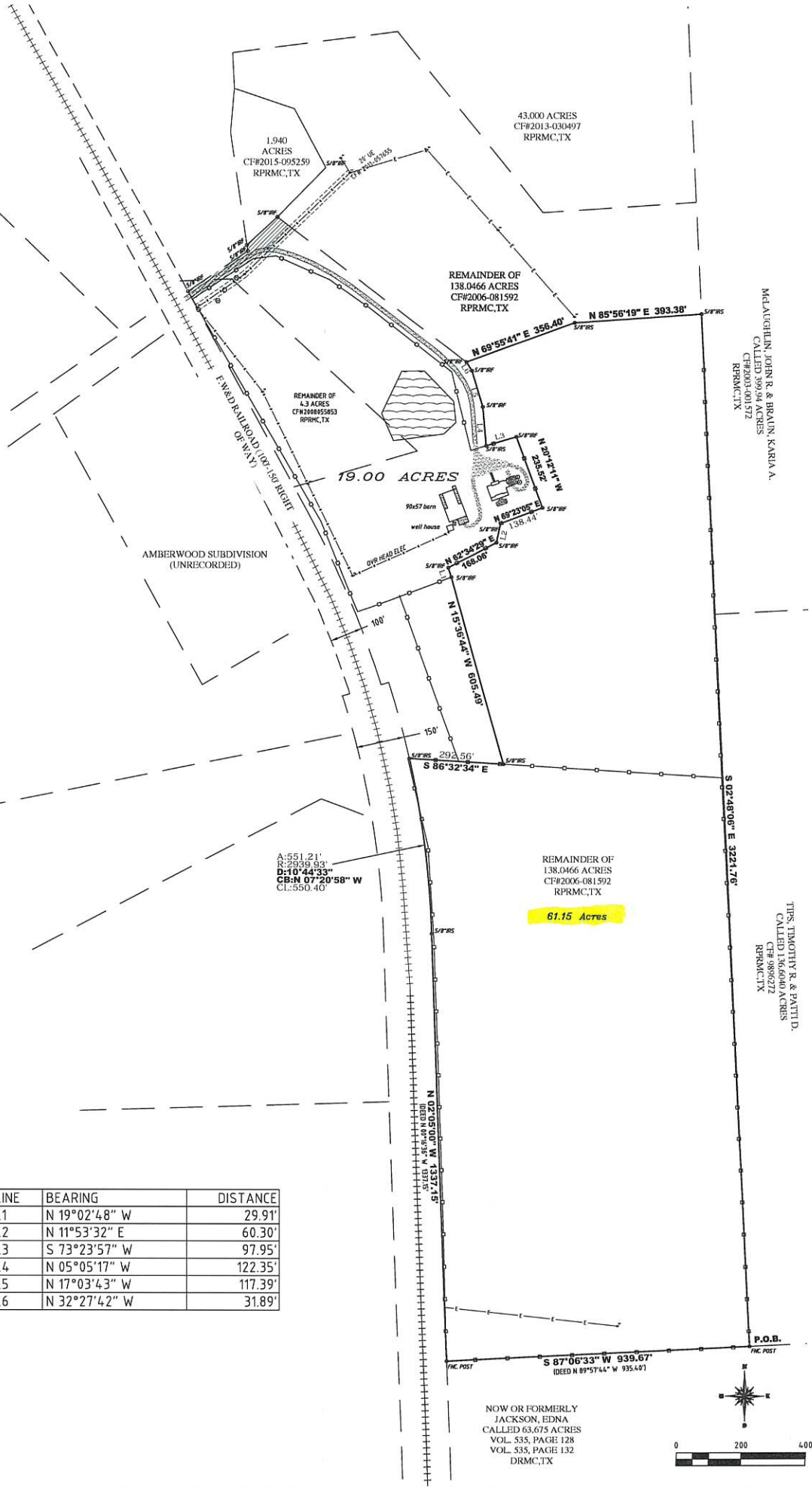
BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE 1A.
 ACCORDING TO FEMA MAP PANEL No. 48390C0175C
 DATED: AUG 18, 2014



P.O. BOX 1880 | CORPUS, TEXAS 77401-1880
 361-539-5444 | FAX 361-539-5442
 email: SURVEY@SURVEYOR.COM

LINE & SYMBOL	LEGEND
(1) DEED - BOUNDARY	BOUNDARY
(2) DEED - BOUNDARY	BOUNDARY
(3) DEED - BOUNDARY	BOUNDARY
(4) DEED - BOUNDARY	BOUNDARY
(5) DEED - BOUNDARY	BOUNDARY
(6) DEED - BOUNDARY	BOUNDARY
(7) DEED - BOUNDARY	BOUNDARY
(8) DEED - BOUNDARY	BOUNDARY
(9) DEED - BOUNDARY	BOUNDARY
(10) DEED - BOUNDARY	BOUNDARY
(11) DEED - BOUNDARY	BOUNDARY
(12) DEED - BOUNDARY	BOUNDARY
(13) DEED - BOUNDARY	BOUNDARY
(14) DEED - BOUNDARY	BOUNDARY
(15) DEED - BOUNDARY	BOUNDARY
(16) DEED - BOUNDARY	BOUNDARY
(17) DEED - BOUNDARY	BOUNDARY
(18) DEED - BOUNDARY	BOUNDARY
(19) DEED - BOUNDARY	BOUNDARY
(20) DEED - BOUNDARY	BOUNDARY

LINE	BEARING	DISTANCE
L1	N 19°02'48" W	29.91'
L2	N 11°53'32" E	60.30'
L3	S 73°23'57" W	97.95'
L4	N 05°05'17" W	122.35'
L5	N 17°03'43" W	117.39'
L6	N 32°27'42" W	31.89'



NOW OR FORMERLY
 JACKSON, EDNA
 CALLED 63.675 ACRES
 VOL. 535, PAGE 128
 VOL. 535, PAGE 132
 DRMC, TX

