

Scale: 1" = 100'



CALLED 27.800 ACRES
JOHN & CYNTHIA PAYNE
CF No. 2012089961
R.P.R.M.C.

BEARING BASIS
S 89°43'56" E 1311.59'

LEGEND:

NEEDLE MARK	(symbol)
FOOTED 3" HIGH ROD	•
SET 3" HIGH ROD	○
IMPALED IRON	□
UTILITY EASEMENT	U.E.
OWNERS' EASEMENT	O.E.

CALLED 78.643 ACRES
WILLIAM & TIFFANY CHOATE
CF No. 2006-011109
R.P.R.M.C.

S 89°43'56" E
143.08'

CALCULATED
30.840 ACRES

CALLED 39.000 ACRES
JAMES R. & TAMMY L. HARD
CF No. 2013083632
R.P.R.M.C.

Notes:

- (1) The basis of bearing is the current deed of the subject property recorded in CF No. 2014022174, R.P.R.M.C.
- (2) This Survey currently shows the location of easements and building set backs as shown or noted on the recorded deed and/or the restrictions recorded in CF No. 20140177, R.P.R.M.C.
- (3) The street address of the subject property is unknown.
- (4) Property subject to an easement granted to Redbird-Phonograph Music Supply as per instrument recorded in CF No. 2416692, R.P.R.M.C. (AS TO TRACT THREE), and CF No. 2006122216, R.P.R.M.C. (AS TO TRACTS ONE AND TWO) said easement being 15 feet wide and centered on the water pipeline.
- (5) Property subject to an easement granted to Mid-South Electric Corp. as per instrument recorded in CF No. 200460747, R.P.R.M.C. (AS TO TRACT THREE), and CF No. 2014022174, R.P.R.M.C. (AS TO TRACTS ONE AND TWO) said easement being 20 feet wide and centered on lines, poles, and other electrical distribution facilities, and being from 15 feet beneath the ground and 70 feet above the ground.
- (6) Property may be subject to a pipeline, which the approximate location is shown as per the survey. No other known lines, there is no physical above ground evidence found and no deed of record found.
- (7) This Survey was performed without the benefit of a title report and may be subject to easements and restrictions not shown.

Being a 30.840 acre tract or parcel of land situated in the Elizabeth J. Graham Survey, Abstract No. 232 of Montgomery County, Texas, and consisting of a 17.037 acre tract known as Tract One, a 10.000 acre tract known as Tract Two, and a 3.804 acre tract known as Tract Three as described in deed conveyed to Iron Gate Custom Homes, INC. as recorded in CF No. 2014022174, R.P.R.M.C., in said 30.840 acres being more particularly described by the attached Metes and Bounds.

IRON GATE CUSTOM HOMES, INC., EXCLUSIVELY,
I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-B, CONDITION A SURVEY. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INFORMATION(S), ASSOCIATION(S), AGENCY(S), AND/OR CONTRIBUTION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.



©2014

412 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS 77301
PHONE: (936) 284-2244 FAX: (936) 284-2240

DATE: October 24, 2014

JOB # 07-0068