

0' 200' 400' 600'



**JAMES TAYLOR SURVEY  
ABSTRACT NO. 553**

Called 33.00 Ac  
Tract 2  
773/878 MCDR

60'

found 1/2" iron rod

**BOUNDARY  
SURVEY**  
FOR TEXAS & ASSOCIATES

BEING a 12.860 acre tract of land situated in the James Taylor Survey, Abstract No. 553, Montgomery County, Texas, being a portion of 33.0 acre tract as described in deed recorded in Volume 773, Page 878 of the Deed Records of Montgomery County, Texas.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:  
Fidelity National Title  
S.F. No. 1037000682  
Effective date: 06 January 2014

Tract shown hereon is located in ZONE X, areas outside the 100-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48359C 0584 F effective 12/18/96.

60' road easement

344.97'

POINT OF BEGINNING

controlling monument  
found concrete monument  
(found 5/8" IR 0.48'-L'ly)

Called 99.11 Ac  
724/592 MCDR

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 06 January 2014

Kenneth E. Salsby  
Registered Professional Land Surveyor No. 5730

12/18/96  
Bilder

found 5/8" iron rod  
NWC 33.0 Ac

found 5/8" iron rod

N 89°52'40" E  
1623.37'

N 89°51'23" E  
2506.47' (Rec:2506.35')

E

N 00°09'59" E

345.23'

E

**12.860  
ACRES**

Remainder of 33.0 Ac-Tract 3  
773/878 MCDR

found 1/2" iron rod  
for reference @ 28.21'

found 5/8" iron rod

N 88°52'00" E  
2508.34' (Rec:2507.35')

E

90' road easement - CF 8115108

1622.84'  
S 89°52'00" W

controlling monument  
found 5/8" iron rod  
SWC 33.0 Ac  
NWC 15.0 Ac CF 8851485

found 1/2" iron rod

30'

30'

Called 56.66 Ac  
CF 2003-005884

survey line

Called 490 Ac  
CF 2001-054253

**WM. S. TAYLOR SURVEY  
ABSTRACT NO. 552**

TEXAS PROFESSIONAL SURVEYING, LLC.  
3032 N. FRAZIER STREET, STE. A  
CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448

PROJECT NO.  
V02-05

Key  
Map

DRAWING DATE: 01/06/14  
REVISED: 01/14/14 title  
DRAWN BY: JMH

## DESCRIPTION

BEING a 12.860 acre tract of land situated in the James Taylor Survey, Abstract No. 553, Montgomery County, Texas, being a portion of a called 33.0 acre tract as described in deed recorded in Volume 773, Page 878 of the Deed Records of Montgomery County, Texas, said 12.860 acre tract being more particularly described as follows:

BEGINNING at a concrete monument found in the westerly line of a called 99.11 acre tract as described in deed recorded in Volume 724, Page 592 of said Deed Records for the northeasterly corner of a called 36.66 acre tract as described in deed recorded under Clerk's File No. 2003-005884 of the Official Public Records of Montgomery County, Texas, point also being the southeasterly corner of said 33.0 acre parent tract;

THENCE with the northerly line of 36.66 acre tract South 89° 52' 00" West a distance of 1622.84 feet to a 1/2 inch iron rod set for the southwesterly corner of the herein described tract;

THENCE severing 33.0 acre tract North 00° 09' 39" East a distance of 16.26 feet passing a 1/2 inch iron rod found for reference, a total distance of 345.28 feet to a 5/8 inch iron rod found in the southerly line of a called 33.0 acre tract known as Tract 2 as described in deed recorded in Volume 773, Page 878 of said Deed Records, being the northwesterly corner of the herein described tract;

THENCE with the common line of said 33.0 acre tracts North 89° 52' 40" East a distance of 1594.66 feet passing a 1/2 inch iron rod found for reference, a total distance of 1623.37 feet to a 5/8 inch iron rod found in the westerly line of said 99.11 acre tract and being the northeasterly corner of said 33.0 acre parent tract;

THENCE with the westerly line of 99.11 acre tract South 00° 15' 00" West a distance of 344.97 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 12.860 acre of land within this Field Note Description.

*NOTE: This Company does not represent that the above acreage or square footage calculations are correct.*