BOUNDARY SURVEY
2117891
2117891

METES AND BOUNDS DESCRIPTION:

ALL THAT CERTAIN 0.344 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE PRIMROSE AND SHEILA PRIMROSE, RECORDED IN CLERK'S FILE NO. #2005172917, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING ALL OF LOT 470, OF NORTH WOODS SUBDIVISION, SECTION 6, AN UNRECORDED SUBDIVISION IN THE M.G. LAWRENCE SURVEY, ABSTRACT NO. 310, PAGE 823-5 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 468, NORTH WOODS SUBDIVISION, SECTION 6, ON THE WEST LINE OF WOODS LANE, A 60' RIGHT-OF-WAY;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 16 DEGREES 47 MINUTES 55 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "1ST AMER #0525322444" SET AT THE SOUTHEAST CORNER OF SAID LOT 470 SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINE OF SAID LOT 470, SOUTH 73 DEGREES 12 MINUTES 05 SECONDS WEST A DISTANCE OF 150.00' FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 470;

THENCE ALONG THE WEST LINE OF SAID LOT 470, NORTH 16 DEGREES 47 MINUTES 55 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 470, FROM WHICH A 1/2 INCH IRON ROD FOUND IN PVC PIPE BEARS SOUTH 7 DEGREES 25 MINUTES WEST A DISTANCE OF 0.4 FEET;

THENCE ALONG THE NORTH LINE OF SAID LOT 470, NORTH 73 DEGREES 12 MINUTES 05 SECONDS EAST A DISTANCE OF 150.00' FEET TO THE NORTHEAST CORNER OF SAID LOT 470 SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID WOODS LANE, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 68 DEGREES 13 MINUTES EAST A DISTANCE OF 0.3 FEET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 16 DEGREES 47 MINUTES 55 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 15,000 SQUARE FEET OR 0.344 ACRES OF LAND, MORE OR LESS.

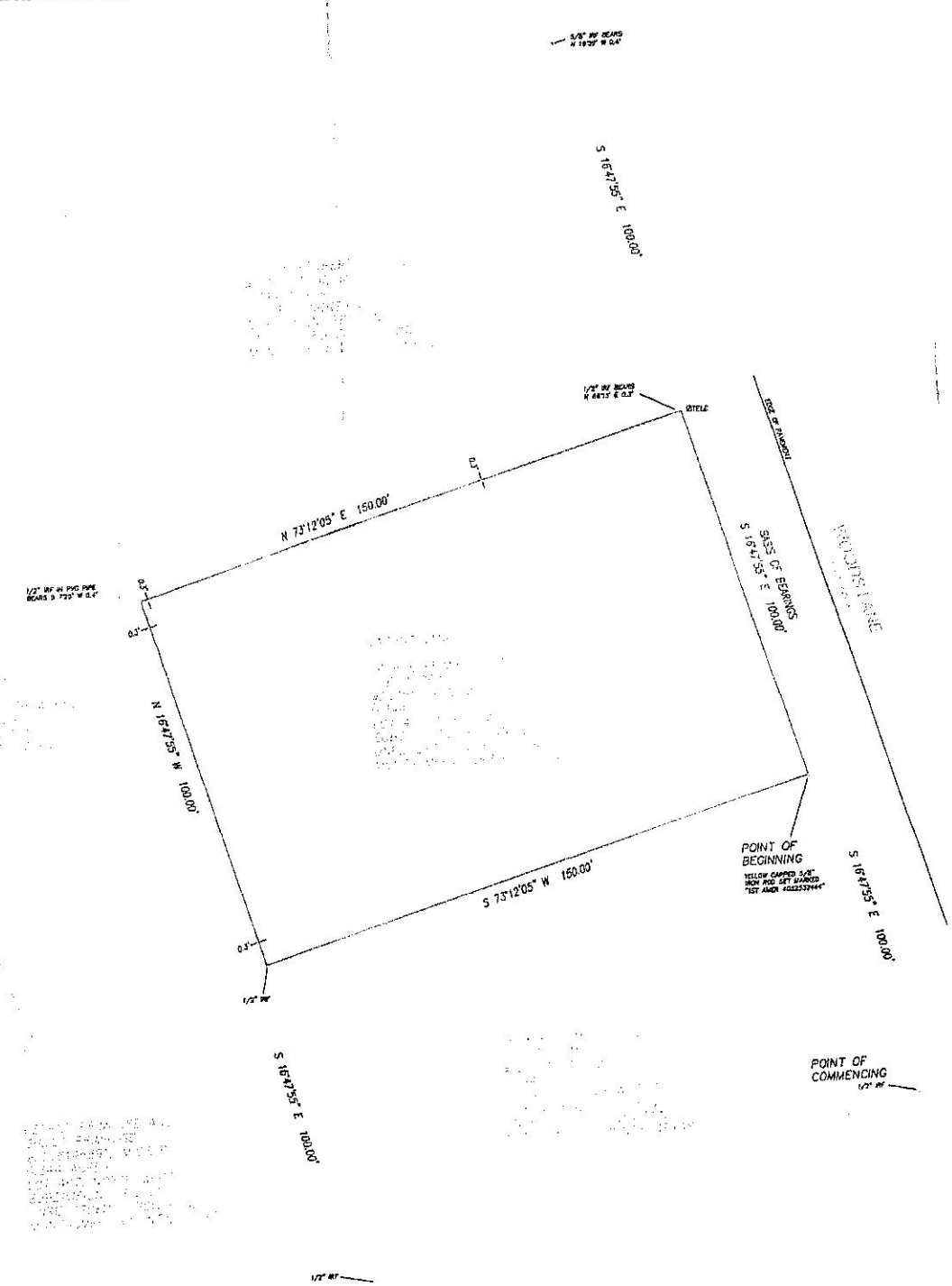
THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE UNRECORDED PLAT:

NO EASEMENTS SHOWN ON THE UNRECORDED PLAT.

Covenants, conditions or restrictions, if any, appearing in Volume 668, Page 334, Volume 1085, Page 821, and Volume 1092, Page 737, Deed Records, County Clerk's File Nos. 2005172918, 2011115247, 2011115248, 2011115249, 2011115250, and 2013122685, O.P.R.M.C.T.

MINERAL INTERESTS NOT ANALYZED BY SURVEY.

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER #0525322444"
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET
C.M. = CONTROLLING MONUMENT



ADDRESS

LEGAL DESCRIPTION: (AS FURNISHED)

ALL THAT CERTAIN 0.344 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE PRIMROSE AND SHEILA PRIMROSE, RECORDED IN CLERK'S FILE NO. #2005172917, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING LOT 470, OF NORTH WOODS SUBDIVISION, SECTION 6, AN UNRECORDED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ABOVE.

BASIS OF BEARINGS: THE WEST LINE OF WOODS LANE, BEARING S 16°47'55" E PER RECORDED DEED, C.C.F. #2005172917, M.C.D.R.

CONTROLLING MONUMENTS: A 1/2" IRF FOR THE SE CORNER OF LOT 186 AND A 1/2" IRF FOR THE NE CORNER OF LOT 474.

JOB #: 16-03-0
CLIENT #: 2117891-
FIELD DATE: 04/04/
DRAFTER: DMP
APPROVED: JR
SCALE: 1" = 2

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
www.rshom.com

SURVEYOR FILE NUMBER: 16-03-0250

THE SURVEYING COMPANY RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY
Thomas E. King and Lynne A. King

NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND, THEREFORE, SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THE SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON AND BENEFIT OF THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

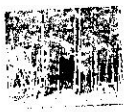
GM = GAS METER
WM = WATER METER
EM = ELECTRIC METER
MH = MANHOLE
TELE CB = TELEPHONE BOX
FH = FIRE HYDRANT
LP = LIGHT POLE
UP = UTILITY POLE
GV = GAS VALVE
WV = WATER VALVE

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE FEDERAL FLOOD INSURANCE DETERMINATION FORM PRESENTED BY CORNERSTONE FLOOD SERVICES ON 03-30-16, THE SUBJECT PROPERTY FALLS IN ZONE X, PANEL NUMBER [illegible]
LAST REVISION DATE 08-18-14. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE FLOOD INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

IRON FENCE
CHAIN LINK FENCE
BRICK FENCE
WOOD FENCE
OVERHEAD UTILITY
BUILDING LINE
EASEMENT LINE
ADJOINING PROPERTY LINE
IV = IRRIGATION VALVE

Reviewed & Accepted by: _____ Date _____

First American Title Company
SeeMyNewHome!



SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROCKBURN, A TEXAS REGISTERED PROFESSIONAL LA SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PL HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE MINIMUM STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS ADOPTED BY THE T

JOSEPH L. ROCKBURN
REGISTERED
PROFESSIONAL
LAND SURVEYOR
5727
STATE OF TEXAS

SURVEYOR: JOSEPH L. 04/

NOT VALID WITHOUT ORIGINAL EMBOSSED ELECTRO
SIGNATURE AND AUTHENTICATED ELECTRONIC S

DATE REVISION DATE REVISI

Date _____