

glezman surveying, inc.

1938 Old River Road
Montgomery, Texas 77356

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2.975 ACRES WILLIAM PATTERSON SURVEY, A-421 MONTGOMERY COUNTY, TEXAS

Being 2.975 acres, situated in the William Patterson Survey, Abstract Number 421 in Montgomery County, Texas and being out of the Ralph G. Blakesley 5.973 acre tract as described in Deed recorded under Clerk's File Number 2000-046629 of the Real Property Records, Montgomery County, Texas; said 2.975 acres being more particularly described by metes and bounds as follows with all bearings referenced to the North line of the 5.973 acre tract:

BEGINNING at the Northwest corner of the herein described tract at a ½ inch iron rod, found at the Northwest corner of the 5.973 acre tract and the Southwest corner of the Margaret L. Jacobs Family Limited Partnership, 6.019 acre tract as described in Deed recorded under Clerk's File Number 2000-000952, and being in the East line of Bailey Grove Road, a county maintained right-of-way;

THENCE North 89°55'00" East, a distance of **295.35 feet** along the North line of the 5.973 acre tract and South line of the 6.019 acre tract, to a 5/8 inch iron rod with a survey cap marked "Glezman, RPLS 4627", set for the Northeast corner of the herein described tract and being located South 89°55'00" West, a distance of 265.87 feet from a ½ inch iron rod, found for the Northeast corner of the 5.973 acre tract, in the West line of State F.M. Highway 149;

THENCE South 00°05'00" East, a distance of **403.03 feet**, severing the 5.973 acre tract, to a 5/8 inch iron rod with survey cap, set for the Southeast corner of the herein described tract, in the South line of the 5.973 acre tract and North line of the William and Gail Shivers 10.749 acres out of 13.724 acres as recorded under Clerk's File Number 99077092;

THENCE South 89°55'00" West, a distance of **338.00 feet** along the South line of the 5.973 acre tract and North line of the Shivers tract, to a 3/8 inch iron rod, found for the Southwest corner of the herein described tract and being in the East line of the Ira B. Franklin, called 59.60 acre tract as recorded in Volume 505, Page 419 of the Montgomery County Deed Records;

THENCE North 01°39'14" East, along the West line of the 5.973 acre tract, passing at 12.03 feet, a ½ inch iron rod, found for the Southeast corner of the John Bailey, called 40.13 acre tract, recorded in Volume 102, Page 137 of the Deed Records; in all, a distance of **265.73 feet** to a 5/8 inch iron rod, found for the most Westerly Northwest corner of the herein described tract, in the South line of Bailey Grove Road;

THENCE South 89°59'26" East, a distance of **30.08 feet** along the South line of Bailey Grove Road, to a 5/8 inch iron rod, found for an interior Northwest corner of the herein described tract and being the Southeast corner of Bailey Grove Road;

THENCE North 01°47'41" East, a distance of **137.55 feet** along an East line of Bailey Grove Road, back to the Point of Beginning and containing 2.975 acres of land based on the survey and plat prepared by Glezman Surveying, Inc., dated May 26, 2010.

Michael Glezman
Registered Professional Land Surveyor
Texas Registration No. 4627

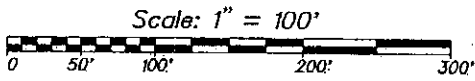


Date: 05/26/2010

I:\DOCUMENTS 2010\2010-057 2.975 Acres.DOC

R283981

CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING
C 1	6°36'00"	1949.48'	224.56'	112.41'	S 17°02'00" E
LINE	BEARING	DI STANCE			
L 1	S 89°59'26" E	30.08'			
L 2	N 01°47'41" E	137.55'			
L 3	S 13°44'00" E	57.26'			
L 4	S 20°20'00" E	141.44'			



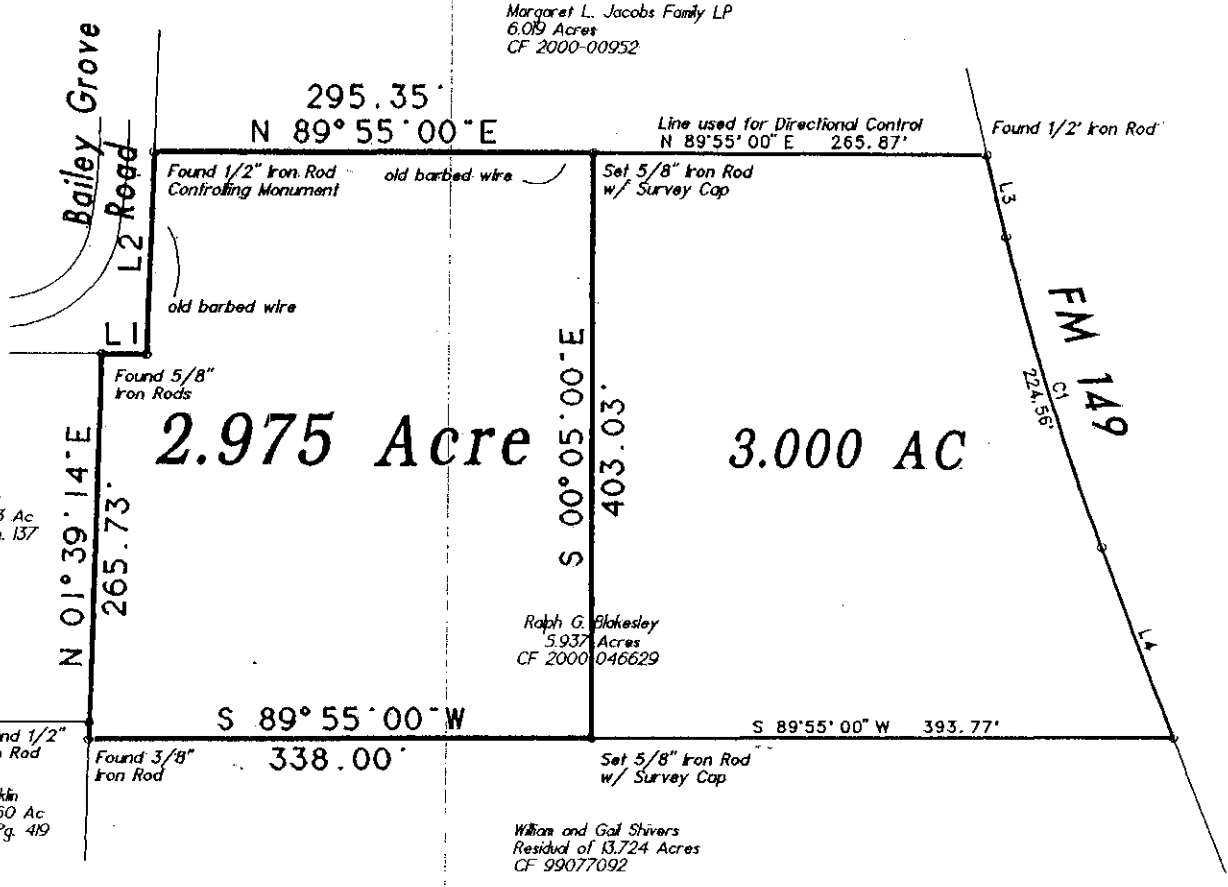
- LEGEND:
- ⊙ Concrete Monument
 - ⊞ Electrical Transformer
 - ⊕ Gas Meter
 - ⊙ Fire Hydrant
 - ⊙ Monument
 - ⊙ Property Corner
 - ⊙ Light Pole
 - ⊙ Manhole
 - ⊙ Power Pole
 - ⊙ Cable Box
 - ⊙ Storm Inlet
 - ⊙ Telephone Pedestal
 - ⊙ Traverse Point
 - ⊙ Tree
 - ⊙ Valve Box
 - ⊙ Water Meter

NOTES:

1. Plat Scale: 1" = 100'
2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
3. Roads dedicated by recorded plat (record deed) unless otherwise noted.
4. This survey was performed without benefit of a Title Report and therefore may not reflect all Building Set Back Lines, Easements, Deed Restrictions and other matters of record.

5. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipient named below and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.

6. 5/8" Iron Rods with survey cap marked "Glezman 4627" set at all property corners unless otherwise noted.



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If this plot and accompanying description are not sealed with the raised embossing seal of R.P.L.S. whose signature appears on the raised seal and in red ink, it is considered a copy, and not a legal original. See Note 5 above.

Purchaser: Arnette Easley
Address: Bailey Grove Rd.
Montgomery, TX

Date: 05/26/10
Job No.: 2010-057

RPLS #4627

To: Arnette Easley
We, Glezman Surveying, Inc., acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional service substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.
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Surveying Southeast Texas since 1907
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