PRESSLEY GILL SURVEY
ABSTRACT No. 230

OLD HIGHWAY No. 105

G. C. & S. F. RAILROAD

100'

(CALLED N 86°46'53" E – 1250.40')
N 86°49'59" E 1248.53'

(CALLED N 86°46'53" E)
N 86°49'59" E 607.54'

PROPOSED 20' ACCESS EASEMENT

PART OF
VOL. 653, PG. 425 M.C.D.R.

FND. 1/2" I.R.

R=2738.10'
D=06°51'13"
L=327.53'
T=163.96'
C=327.33'
CB=N 69°45'40" E

FND. 3/8" I.R.

EDGE OF ROAD

P.O.C.
FND. 5/8" I.R.
W/ALUMINUM CAP
CONTROL MON.

N 86°49'59" E 640.99'
(CALLED N 86°48'53" E)

P.O.B.
SET 5/8" I.R.

N 02°45'55" W 726.40'
(CALLED – 726.48')

10.88 ACRES
REMAINDER OF
CALLED 22.3959 ACRES
SURVEYED BY LOUIS W. BERGMAN, III
R.P.L.S. 2056, DATED OCT. 24, 1997

N 04°13'24" W 731.42'

FND. CONCRETE MON.
CONTROL MON.

(CALLED S 86°46'53" W)
S 87°15'36" W 659.59'

FND. 1/2" I.R.
0.3' SOUTH

8.00 ACRES
PART OF
CALLED 5.000 ACRES
M.C.C.F. No. 2003-154522
AND PART OF
CALLED 22.3959 ACRES
SURVEYED BY LOUIS W. BERGMAN, III
R.P.L.S. 2056, DATED OCT. 24, 1997

WEST LINE OF 5.000 ACRES

ROCK DRIVEWAY

CALLED 5.000 ACRES
M.C.C.F. No. 2003-154522

CON

CYCLONE FENCE W/ AREA

2-STORY
BRICK & FRAME
RESIDENCE

METER POLE

P.P.

WATER WELL

POND

S 52°48'06" W 449.15'
N 52°48'06" E 449.15'
S 52°59'09" W 481.16'

0.13 ACRES
OUT OF
CALLED 5.000 ACRES
M.C.C.F. No. 2003-154522

36.05'
S 34°33'02" W

SET 5/8" I.R.

SOUTH LINE OF 5.000 ACRES
SET 5/8" I.R.

36.05'
N 34°33'02" E

S 02°33'13" E 239.08'

N 02°33'13" W 239.08'

GAZEBO

3.71 ACRES
ALL OF CALLED 3.58 ACRES
M.C.C.F. No. 2010047694
& 0.13 ACRES OUT OF
CALLED 5.000 ACRES
M.C.C.F. No. 2003-154522

(CALLED S 86°46'53" W)
S 87°15'36" W 293.70'

SET 5/8" I.R.

(CALLED S 86°46'53" W)
S 87°15'36" W 403.53'

FND. 5/8" I.R.
W/ALUMINUM CAP

(CALLED S 03°31'27" E – 381.40')
S 03°31'24" E 381.36'

FND. 5/8" I.R.

S 37°57'16" E 224.67'

FND. 1/2" I.R.

FND. 1/2" I.R.
(DISTURBED)

CALLED 0.237 ACRES
SAVE & EXCEPT
M.C.C.F. No. 8610466

FND. 3/8" I.R.
FROM WHICH A FND. 1/2" I.R.
(DISTURBED)
BRS: S 44°26' E – 23.7'

P.O.B.
FND. 5/8" I.R.

L1
L2
L3
L4

FAULKNER ROAD

CALLED 320.348 ACRES
TRACT IV
M.C.C.F. No. 9776607

CALLED 10.156 ACRES
VOL. 573, PG. 560 M.C.D.R.

CALLED 45.615 ACRES
TRACT VII
M.C.C.F. No. 9776607

LINE TABLE

LINE	DISTANCE	BEARING
L1	235.24'	S 27°22'47" E
CALLED		S 26°56'17" E
L2	13.03'	S 27°22'47" E
CALLED		S 26°56'17" E
L3	157.77'	S 38°38'10" E
CALLED	157.81'	S 39°40'43" E
L4	92.57'	S 86°41'15" W
CALLED	92.74'	S 86°43'41" W

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.

3) BEARING STRUCTURE BASED ON A CALLED 22.3959 ACRE TRACT, SURVEYED BY LOUIS W. BERGMAN, III R.P.L.S. 2056, DATED 10-24-97.

4) CONTROLLING MONUMENTS FOR THIS SURVEY ARE A 5/8" IRON ROD WITH ALUMINUM CAP FOUND MARKING THE NORTHWEST CORNER OF THE PARENT TRACT, THROUGH A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF THE PARENT TRACT.

5) THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

6) OTHER IMPROVEMENTS MAY EXIST ON THESE TRACTS.

7) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.

8) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

9) UPDATED TO SHOW REMAINDER ACREAGE ON 11-10-11.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48339C0450H DATED, 9-23-2008.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

50 0 50 100 150 200 250 300
SCALE: 1" = 100 FEET

SURVEY PREPARED FOR: WADE RUSSELL AND CHARLES CAVE

DESCRIPTION OF PROPERTY:
3.71 ACRES, 8.00 ACRES, AND 10.88 ACRES OUT OF A CALLED 22.3959 ACRE TRACT AND BEING SITUATED IN THE PRESSLEY GILL SURVEY, ABSTRACT No. 230, MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
LOUIS W. BERGMAN, IV
5815
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, MAY 7, 2010

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY
1032 First Street Suite C
Humble, TX 77338
(281) 446-0118 Fax (281) 446-5147
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File Name:	10-162FG.DWG
Scale: 1" = 100'	Date: 5-12-2010
Drawn by: MW	Surveyed by: EE/JL