


**KING'S LAND SURVEYING
SOLUTIONS, LLC**
Professional Land Surveyors
www.kingslandsurveying.com
"We set the boundaries you need in life"

METES AND BOUNDS
0.96 ACRE PARCEL
SITUATED IN THE
W. GIBSON SURVEY,
ABSTRACT NUMBER 240,
MONTGOMERY COUNTY, TEXAS

Being a 0.96 acre parcel of land, called Tract III, situated in the W. Gibson Survey, Abstract 240, Montgomery County, Texas, and being out of a called 6.15 acre tract as recorded in Volume 847, Page 62 of the Deed Records of Montgomery County, with the basis of bearings being the deed of the called 6.15 acres, and being more particularly described as follows:

BEGINNING at a 1" iron rod found in the western line of a 38' roadway easement for Beyette Road as recorded in Volume 492, Page 36 D.R.M.C. for the southwest corner of the original called 6.15 acres, and making the southwest corner of the herein described parcel;


THENCE, North 00° 14' 00" East, a distance of 120.38 feet along the western line of the original called 6.15 acres to a 5/8" iron rod set with plastic cap in the western line of the 38' roadway easement for the southwest corner of the 1.87 acre tract, called Tract II (simultaneously conveyed), and marking the northwest corner of the herein described parcel;

THENCE, North 89° 59' 00" East, a distance of 346.23 feet along the southern line of Tract II to a 5/8" iron rod set with plastic cap for the southeast corner of Tract II, and marking the northeast corner of the herein described parcel;

THENCE, South 01° 25' 00" East, a distance of 120.41 feet along the eastern line of the original called 6.15 acres to a 5/8" iron rod set with plastic cap for the southeast corner of the original 6.15 acres, and marking the southeast corner of the herein described parcel;

THENCE, South 89° 59' 00" West, a distance of 349.70 feet along the southern line of the original 6.15 acres, back to the **POINT OF BEGINNING** and containing 0.96 acres of land.

This metes and bounds was made in conjunction with a survey plat.


David E. King, Sr.
King's Land Surveying Solutions, LLC
October 10, 2012
Job Number 1209192



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- AC PAD
- POWER POLE
- GUY WIRE
- PROPANE TANK
- SEPTIC TANK
- WATER WELL
- ⊗ TELE PEDESTAL
- GENERATOR



COVERED AREA



CONCRETE



GRAVEL

- HOG WIRE FENCE
- CHAIN LINK FENCE
- OP— OVERHEAD POWER
- - - EASEMENT LINE

ACREAGE

N 89°59'00" E 326.89'

FOUND AXLE

FOUND 1/2" I.R.

BEYETTE ROAD

69' ROADWAY EASEMENT (VOL 492, PG 36 D.R.M.C.)

N 00°14'00" E 434.18'

BEYETTE ROAD
38' ROADWAY EASEMENT (VOL 492, PG 36 D.R.M.C.)

S 01°25'00" E 434.31'

**TRACT I
3.32 ACRES**

6.15 ACRES
(VOL 847, PG 62 D.R.M.C.)

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

S 89°59'00" W 339.40'

N 89°59'00" E 339.40'

SET 5/8" I.R.

ACREAGE

N 00°14'00" E 237.31'

S 01°25'00" E 237.38'

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

**TRACT II
1.87 ACRES**

S 89°59'00" W 346.23'

N 89°59'00" E 346.23'

SET 5/8" I.R.

**TRACT III
0.96 ACRES**

N 00°14'00" E 120.38'

S 01°25'00" E 120.41'

FOUND 1" I.R.

P.O.B. TRACT III
P.O.C. TRACT I & II

S 89°59'00" W 349.70'

SET 5/8" I.R.

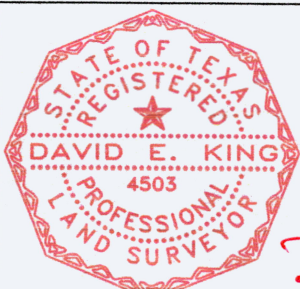
NOTES:

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY BEARING ORIENTATION BASED ON THE WESTERN LINE OF THE CALLED 6.15 ACRES, AS PER DEED ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED DEED OF THE CALLED 6.15 ACRES (VOL 847, PG 62 D.R.M.C.) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

DESCRIPTION: BEING 3 TRACTS OF LAND OUT OF A CALLED 6.15 ACRES AS RECORDED IN VOL 847, PG 62 D.R.M.C.		This lot <u>does not</u> appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration Designated Flood Hazard Area by Community Panel No. 48339C0490F dated 12/19/1986
RECORDATION: VOL 847, PG 62 D.R.M.C.	COUNTY: MONTGOMERY ST: TX ABSTRACT: W. GIBSON, A-240	
RECORD OWNER: ALFRED WEAVER	TITLE COMPANY:	
ADDRESS: 30410 BEYETTE ROAD MAGNOLIA, TX 77355		JOB #: 1209192



FIELD WORK:	LK
DRAFTED BY:	DK, JR
CHECKED BY:	DK, SR
G.F. NUMBER	



I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

David E. King 12-9-12
DAVID E. KING DATE

KLSS
KING'S LAND SURVEYING SOLUTIONS, LLC
Professional Land Surveyors
3411 KEYGATE DRIVE SPRING, TX 77388 (281)350-8003