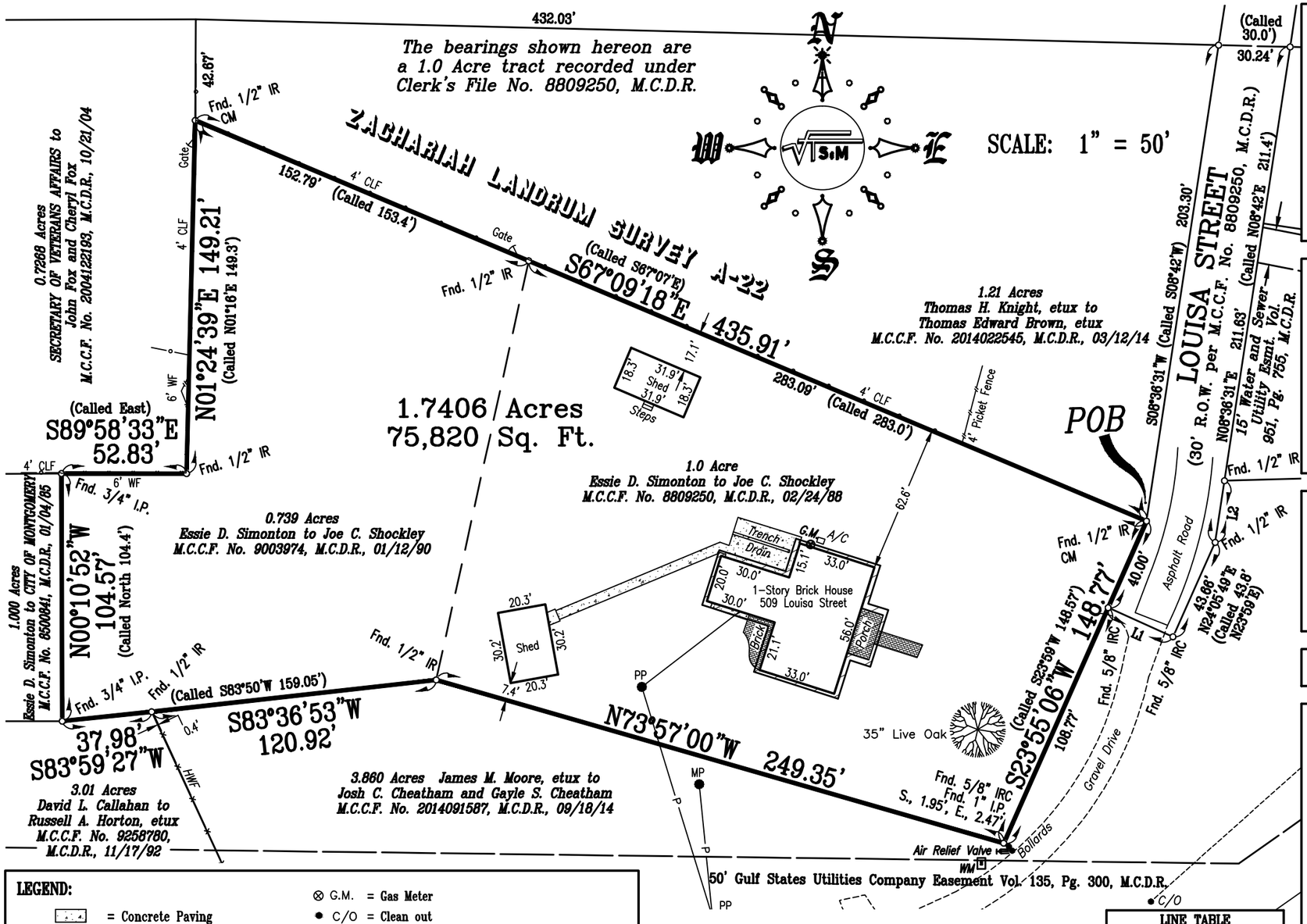

COMMENTS:

1.) Title report provided by McClain & Harrell per GF No. 1401449.
2.) Subject property joins and is adjacent to a 30' non-exclusive roadway easement which allows vehicle and pedestrian traffic to and from this property and other third party property owners to the South end of the public Louisa Street and is plotted. (Item 10.b., GF No. 1401449)
3.) The 50' Gulf States Utility Easement per Volume 135, Page 300, M.C.D.R. does not affect subject property and is plotted. (Item 10.c., GF No. 1401449)
4.) The 15' Water and Sewer Utility Easement per Volume 951, Page 755, M.C.D.R. does not affect subject property and is plotted. (Item 10.d., GF No. 1401449)
5.) Property is subject to an estate created by oil, gas and mineral lease per Volume 560, Page 369, M.C.D.R. (Item 10.f., GF No. 1401449)
6.) This plat accompanies a metes and bounds description prepared by Donald K. Hall, R.P.L.S. No. 4070, dated July 20, 2015.

A LAND TITLE SURVEY OF:

Of 1.7406 Acres or 75,820 Square Feet of land being all of that certain 1.0 Acre tract of land conveyed from Essie D. Simonton to Joe C. Shockley by a deed dated February 24, 1988 and recorded in Clerk's File No. 8809250, of the Deed Records of Montgomery County, Texas (M.C.D.R.), and all of that certain 0.739 Acre tract of land conveyed from Essie D. Simonton to Joe C. Shockley by a deed dated January 12, 1990 and recorded in Clerk's File No. 9003974, M.C.D.R., lying in the ZACHARIAH LANDRUM SURVEY, Abstract 22 in Montgomery, Montgomery County, Texas.

SURVEYED EXCLUSIVELY FOR:

BUYER:	Christian C. Cheatham and Mary E. Cheatham		
SELLER:	Joe C. Shockley		
TITLE Co.:	McClain & Harrell		
GF#:	1401449	CLOSER:	Steve McClain

JOB NO.:	SCALE:	DRAWN BY:	
715#1278	1" = 50'	JNB	PAGE 1 of 1

THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: Christian C. Cheatham and Mary E. Cheatham, Joe C. Shockley, and McClain & Harrell

I, DONALD K. HALL, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY SHOWN HEREON AS PERFORMED UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A CATEGORY 1A, CONDITION II SURVEY.

PRELIMINARY

DONALD K. HALL
R. P. L. S. No. 4070

WITNESS MY HAND AND SEAL THIS THE 20th DAY OF July, 2015.

LEGEND:

	= Concrete Paving	⊗ G.M.	= Gas Meter
	= Roof Overhang	● C/O	= Clean out
	= Brick Paving	Vol.	= Volume
PP ●	= Power Pole	Pg.	= Page Number
MP ●	= Meter Pole	M.C.C.F. No.	= Montgomery County Clerks File Number
B.W.F.	= Barbwire Fence	M.C.D.R.	= Montgomery County Deed Records
HWF	= Hogwire Fence	M.C.P.R.	= Montgomery County Plat Records
WF	= Wood Fence	R.O.W.	= Right-of-Way
P	= Electricity Power Line	Fnd. IR	= Found Iron Rod
San. M.H.	= Sanitary Sewer Manhole	Fnd. I.P.	= Found Iron Pipe
W.M.	= Water Meter	POB	= Point Of Beginning
Sq. Ft.	= Square Feet	CM	= Controlling Monument

LINE TABLE		
Line	Bearing	Length
L1	S65°50'43"E	30.00'
L2	N08°36'31"E	26.34'

FLOODPLAIN STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481483 - 0200G, DATED August 18, 2014, AND HAVE FOUND THAT THE TRACT HEREON SURVEYED LIES WHOLLY WITHIN ZONE "X" BEING DEFINED AS AN AREA OF minimal flooding not within any flood-plain Zone.

WARNING: This statement is based on scaling the location of this survey on the above referenced map. This information is intended to be used to determine insurance rates only, and not to identify specific flooding conditions.

STATE OF TEXAS REGISTERED DONALD K. HALL 4070 PROFESSIONAL LAND SURVEYOR

VALUE TECHNOLOGIES.
SURVEYING & MAPPING
Texas Registered Firm Number 10153500
14306 Summerwood Lakes Drive
Houston, Texas 77044
Phone: (281) 225:8876
Telefax: (281) 225:8877
E-Mail: VTSM@Entouch.Net