



SCALE 1"=40'

HIRAM ROSSON SURVEY, A-456 MONTGOMERY COUNTY, TEXAS

7.2 ACRES
OPAL J. DENMAN
VOLUME 696, PAGE 218
O.P.R.M.C.

**5.889 ACRES
(256,544 SQUARE FEET)**

5.92 ACRES
HECTOR R. GARZA
C.C.F. No. 8110910
O.P.R.M.C.

30 ACRES
W.B. WOOD INVESTMENTS, LTD.
C.C.F. No. 2002-017065
O.P.R.M.C.

5.92 ACRES
JOHN W. TICE, JR.
C.C.F. No. 8110910
O.P.R.M.C.

0.7582 ACRE
JIM ELLIS, JR.
C.C.F. No. 9807846
O.P.R.M.C.

1/2 ACRE
ANNIE RUTH HATCHETT
VOLUME 550, PAGE 319
M.C.D.R.

1 ACRE
ROOSEVELT HATCHETT AND WIFE
UNA LEE HATCHETT
VOLUME 473, PAGE 482
M.C.D.R.

METES AND BOUNDS DESCRIPTION
5.889 ACRES OUT OF THE
HIRAM ROSSON SURVEY, A-456
MONTGOMERY COUNTY, TEXAS

A tract or parcel of land containing 5.889 acres (256,544 square feet) out of the Hiram Rossion Survey, Abstract No. 456, Montgomery County, Texas, being all of the called 5.92 acre tract conveyed to Hector R. Garza by Partition Deed, as recorded under Clerk's File No. 8110910 of the Official Public Records of Montgomery County (O.P.R.M.C.), said 5.889 acres being more particularly described by metes and bounds as follows: (The basis of bearing for this description is the monumented south line of the subject tract called NORTH 89 degrees 23 minutes WEST, as recorded under said Clerk's File No. 8110910)

BEGINNING at a 1/2-inch iron pipe found at an easterly corner of the herein described tract, being the southeast corner of the 1 acre tract conveyed to Roosevelt Hatchett, and wife, Una Lee Hatchett, as recorded in Volume 473, Page 482 of the Montgomery County Deed Records (M.C.D.R.), lying in the west right-of-way line of F.M. 149 (100 feet wide);

THENCE SOUTH 01 degrees 31 minutes 33 seconds EAST, 132.90 feet (called S 00 Deg. 16' E. 133.25') along said west right-of-way line of F.M. 149 to a 1/2-inch iron rod found at the southeast corner of the herein described tract;

THENCE NORTH 89 degrees 07 minutes 00 seconds WEST, 310.30 feet along the north line of said Tice Tract, to a 1/2-inch iron rod found at a southerly corner of the herein described tract;

THENCE NORTH 00 degrees 16 minutes 00 seconds WEST, 242.85 feet along an easterly line of said Tice Tract to a 1/2-inch iron rod found at a southerly interior corner of the herein described tract, from which a found dead pine tree with a blazed "X" bears SOUTH 54 degrees 34 minutes EAST, 3.2 feet;

THENCE NORTH 89 degrees 23 minutes 00 seconds WEST, 572.64 feet (called 573.0') along the north line of said Tice Tract, to a 1/2-inch iron rod found at the southwest corner of the herein described tract;

THENCE NORTH 00 degrees 12 minutes 29 seconds WEST, 304.82 feet (called N 00 Deg. 16' W, 305.2') along the east line of the 30 acre tract conveyed to W.B. Wood Investments, Ltd., as recorded under Clerk's File No. 2002-017065 of the O.P.R.M.C., to a 1/2-inch iron pipe found at the northwest corner of the herein described tract;

THENCE SOUTH 89 degrees 26 minutes 54 seconds EAST, 668.67 feet (called S 89 Deg. 28' E, 673.3') along the south line of the 7.2 acre tract conveyed to Opal J. Denman, as recorded in Volume 696, Page 218 of the M.C.D.R., to a 1/2-inch iron rod found at the northeast corner of the herein described tract;

THENCE SOUTH 00 degrees 46 minutes 05 seconds EAST, 415.72 feet (called S 00 Deg. 14' E, 416.2') along the west line of the 0.7582 acre tract conveyed to Jim Ellis, Jr., as recorded under Clerk's File No. 9807846 of the O.P.R.M.C., along the west line of the 1/2 acre tract conveyed to Annie Ruth Hatchett, as recorded in Volume 550, Page 319 of the M.C.D.R., and along the west line of said 1 acre Roosevelt and Una Lee Hatchett Tract to a 5/8-inch iron rod set at an easterly interior corner of the herein described tract;

THENCE SOUTH 88 degrees 59 minutes 41 seconds EAST, 207.39 feet (called S 89 Deg. 07' E, 210.3') along the south line of said Roosevelt and Una Lee Hatchett Tract to the POINT OF BEGINNING of the herein described tract, containing 5.889 acres (256,544 square feet) of land.

NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED SOUTH LINE OF THE SUBJECT TRACT CALLED N 89°23' W, AS RECORDED UNDER CLERK'S FILE NO. 8110910 OF THE O.P.R.M.C.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PANEL No. 48339C0330 F, MAP EFFECTIVE DATE: DECEMBER 19, 1996.

3. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF No. 130004024, EFFECTIVE DATE: DECEMBER 30, 2013.

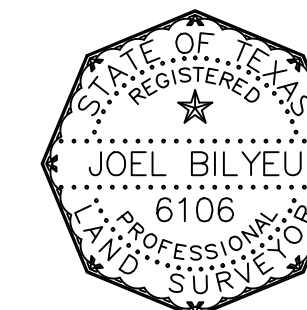
4. SURVEYOR DID NOT ABSTRACT TITLE AFFECTING THE SUBJECT TRACT AND OFFERS NO TITLE OPINION.

6. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SURVEY AND IS ON FILE IN THE OFFICE OF C&R SURVEYING, INC.

TO: ANNE TRAN; GEORGE A. GARZA; FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND TEXAS HOMELAND TITLE, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

JOEL BILYEU TEXAS R.P.L.S. NO. 6106



LAND TITLE SURVEY
5.889 ACRES
OUT OF THE
HIRAM ROSSON SURVEY, A-456
MONTGOMERY COUNTY, TEXAS

C&R SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
11814 BROWNWOOD DR. MAGNOLIA, TEXAS 77354
OFFICE - (281) 259-6042 FAX - (281) 259-6043
E-MAIL - joel@crsurveying.com

Date:	01-15-14	Scale:	1"=40'
Drawn By:	J.R.B.	Checked By:	J.R.B.
Job No.:	00963-000-0-LTS	Drawing No.:	C-250

LEGEND

FND. _____	Found	○
I.P. _____	Iron Pipe	—//—
I.R. _____	Iron Rod	—X—
M.C.D.R. _____	Montgomery County Deed Records	—○—
O.P.R.M.C. _____	Official Public Records of Montgomery County	⊙
C.C.F. No. _____	County Clerk File No.	—OE—
IRON ROD	○	
WOOD FENCE	—//—	
WIRE FENCE	—X—	
CHAIN LINK FENCE	—○—	
WATER WELL	⊙	
OVERHEAD ELECTRIC	—OE—	
POWER POLE	●	
A/C PAD	⊞	

ASPHALT
F.M. 149 (100 FEET WIDE)

