



**KING'S LAND SURVEYING
SOLUTIONS, LLC**

Professional Land Surveyors

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"We set the boundaries you need in life"

**METES AND BOUNDS
2.109 ACRE TRACT
IN THE
F. D. MAY SURVEY
ABSTRACT NUMBER 388
MONTGOMERY COUNTY
TEXAS**

Being a 2.109 acres parcel of land situated in the F. D. May Survey, Abstract Number 388, Montgomery County, Texas, being called Tracts 37, 38 and 39 Block 1 of Northline Oaks, an unrecorded subdivision and being the same land conveyed to Daniel H. Shepler, II and wife, Deborah Lynn Shepler as recorded in Volume 806, Page 282 of the Deed Records of Montgomery County, said 2.109 acre parcel being more particularly described by metes and bounds as follows with all bearings referenced to the recorded deed.

Beginning at a 1/2 inch iron rod set in the south right of way line of South Line Road called 60.00 feet wide marking the northeast corner of Tract 40, the northwest corner of said Tract 39 and the northwest corner of the herein described parcel of land for the **POINT OF BEGINNING**;

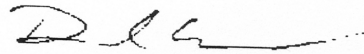
THENCE, East, along the south right of way of South Line Road, the north line of said Tract 39, Tract 38, and Tract 37, a distance of 300.00 feet to a 1/2 inch iron rod found marking the northwest corner of said Tract 36, the northeast corner of said Tract 37 and the northeast corner of the herein described parcel of land;

THENCE, South 00° 24' 49" East (called South 00° 13' 00" West), along the west line of said Tract 36, the east line of said Tract 37 and the east line of the herein described parcel, a distance of 306.31 feet (called 306.60 feet), to a found 1/2 inch iron rod found in the north line of a called 2.739 acres conveyed to Brazos Valley Community recorded under Film Code 995-01-2132 D.R.M.C. marking the southwest corner of said Tract 36, the southeast corner of Tract 36 and the southeast corner of the herein described parcel of land;

THENCE, South 89° 48' 43" West (called North 89° 55' 23" West), along the north line of the said 2.739 acre tract, the south line of said Tract 37, Tract 38 and Tract 39 and the south line of the herein described parcel, a distance of 299.78 feet (called 300.00 feet) to a 1/2 inch iron rod found marking the southeast corner of the said Tract 40, the southwest corner of Tract 39 and the southwest corner of the herein described parcel of land;

THENCE, North 00° 27' 11" West (called North 00° 13' 00" East), along the east line of said Tract 40, the west line of said Tract 39 and the west line of the herein described parcel, a distance of 306.20 feet (called 306.20 feet) to the **POINT OF BEGINNING** and containing 2.109 acres of land.

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



David E. King, Sr.

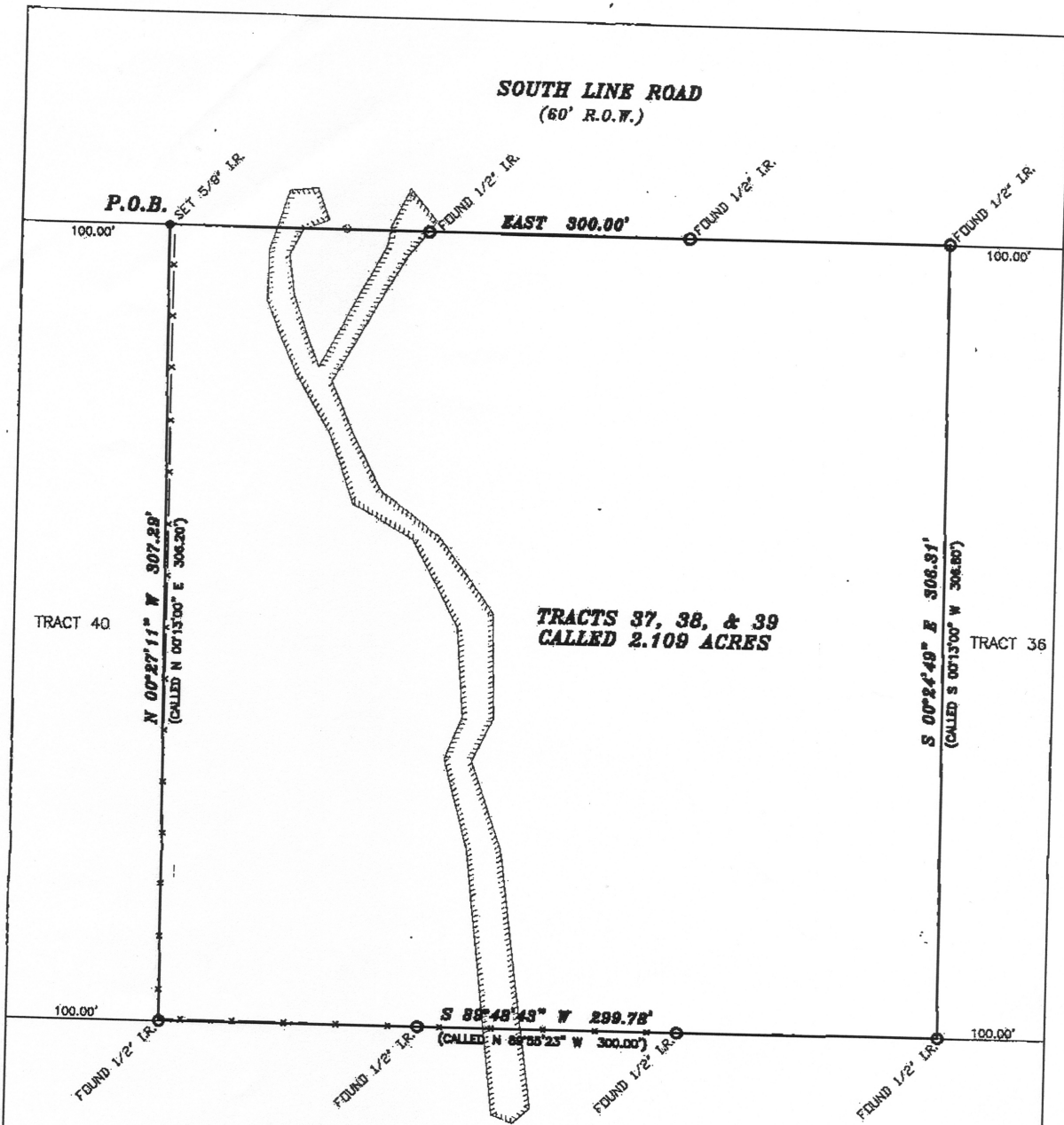
President

King's Land Surveying Solutions, LLC

December 4, 2009



SOUTH LINE ROAD
(60' R.O.W.)



TRACTS 37, 38, & 39
CALLED 2.109 ACRES

BRAZOS VALLEY COMMUNITY
CALLED 2.739 ACRES
M.C.F.C. NO. 995-01-2132

LEGEND

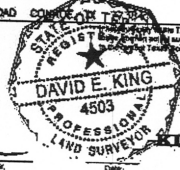
These standard symbols will be found in the drawing.

- SET 5/8" I.R. W/CAP
- FOUND MONUMENT
- ⊗ TELE PEDESTAL
- ===== HIGH BANK
- x - x - BARB WIRE FENCE

1" = 40'

NOTES:
SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY
BEARING ORIENTATION BASED ON THE SOUTH LINE OF SOUTH LINE ROAD, AS PER DEED
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
BEARINGS BASED ON RECORDED DEED TO CALLED 2.109 ACRES TRACT (VOL. 808, PG. 282 D.R.M.C.)
FLOOD ZONE DETERMINED BY GRAPHIC PLATTING ONLY. INHERENT INACCURACIES IN FEMA PANELS
PRECLUDE SURVEYORS FROM MAKING ACCURATE DETERMINATION OF FLOOD ZONE BOUNDARIES.

LOT: CALLED 2.109 ACRES LOTS 37, 38, & 38	BLOCK: 01	SUBDIVISION: NORTH LINE OAKS (UNRECORDED)	This lot does not appear to be in the 100 year flood plain and appears to be in Zone X or X-1 as indicated by the Federal Emergency Administration designated Flood Hazard Area by Community Panel No. 0812222 dated 12/28/2008
RECORDATION: VOL. 808, PG. 282 D.R.M.C.	COUNTY: MONTGOMERY	TAX: TX	
RECORDED TITLE: DANIEL H. SHEPLER & DEBORAH LYNN SHEPLER VOL. 808, PG. 282 D.R.M.C.		TITLE COMPANY: ALAMO TITLE	
PURCHASER: GARY R NEAL & KATHRYN A NEAL			JOB #: 0912223
ADDRESS: 2538 SOUTH LINE ROAD			
FIELD WORK: KC			
DRAFTED BY: DK, JR			
CHECKED BY: DK, SR			
S.F. NUMBER: 09-41809791			



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