

LAND SURVEY
TRACT 1: 10.010 ACRES OF LAND
TRACT 2: 23.433 ACRES OF LAND

IN THE MARY CORNER SURVEY, A-9

MONTGOMERY COUNTY, TEXAS REF: C.F. 2016000343 REAL PROPERTY RECORDS
Scale: 1" = 100' Date: JANUARY 6, 2020

Address: Revised: 01/20/2020
Revised: 06/29/2020
Revised: 07/14/2020
Revised: 07/15/2020

To: Chicago Title Insurance Company and Wayne A. Stroman Exclusively,
I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

Taren Hanks
Taren Hanks
Registered Professional
Land Surveyor No. 6787
T.B.P.L.S. Firm No. 10112200



GF# N/A File # 19-B-97 (MG) Book L.L. Pg. -
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
(936) 756-5266 Fax (936) 756-5281

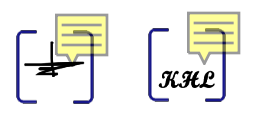
- Notes:
- Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.)(FIPS 4203)
 - All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - This plat is based, in part, on a Metes and Bounds description of even date.
 - This survey was performed with reliance on Title Research and Abstracting performed by Chicago Title Insurance Company under GF No. CTH-CO-CTI20724968 with an effective date of June 17, 2020. This surveyor has not abstracted the subject property. Exceptions to title are as follows:
Electric line easement and right of way granted to Mid-South Electric Cooperative Association, d/b/a Mid-South Synergy, by instrument dated June 20, 2015 filed for record under C.C.F.N. 2015-096877 M.C.R.P.R.(Blanket)
Water line easement and right of way granted to MSEC Enterprises, Inc. by instrument dated September 16, 2015 filed for record under C.C.F.N. 2015-096878 M.C.R.P.R.(Blanket)
Electric line easement and right of way granted to Mid-South Electric Cooperative Association, d/b/a Mid-South Synergy, by instrument dated February 7, 2020 filed for record under C.C.F.N. 2020018834 M.C.R.P.R.(Blanket)
Electric line easement and right of way granted to Mid-South Electric Cooperative Association, d/b/a Mid-South Synergy, by instrument dated September 24, 2015 filed for record under C.C.F.N. 2015096876 M.C.R.P.R.(Blanket)
Electric line easement and right of way granted to Mid-South Electric Cooperative Association, d/b/a Mid-South Synergy, by instrument dated December 14, 2015 filed for record under C.C.F.N. 2015122978 M.C.R.P.R.(Shown)

REVISED 01/20/2020 TO SPLIT INTO (2) 10.000 ACRE TRACTS
ADDED TRACT 3, REVISED TRACT 1
REVISED 06/29/2020 TO REVISE ALL THREE TRACTS
REVISED 07/14/2020 TO REFLECT TITLE COMMITMENT
REVISED 07/15/2020 TO CHANGE 30' ACCESS EASEMENT

POINT OF BEGINNING TRACT 2
Set 5/8" I.R. (See Note #2)
N 10.116.302.9183
E 3,808.621.9065

LINE	BEARING	DISTANCE
L1	N 86°37'03"E	21.06'
L2	S 86°37'03"W	30.01'
L3	S 02°36'08"W	32.00'

Jacob Allen Burch
Called 15.000 Acres
CF 2015113882 M.C.R.P.R.



POINT OF BEGINNING TRACT 2
COMMENCING POINT TRACT 1
Found 1/2" Iron Rod w/
cap "GLEZMAN, R.P.L.S. 4627"
N 10.115.308.3100
E 3,808.658.1500
CONTROLLING MONUMENT
SWc Koester Holdings LLC 33.44 Ac.
SEc Jacob Allen Burch Called 15.000 Ac.

60' ACCESS EASEMENT
CF 2014-120691 M.C.R.P.R.

