

TITLE COMPANY:



281-394-3122

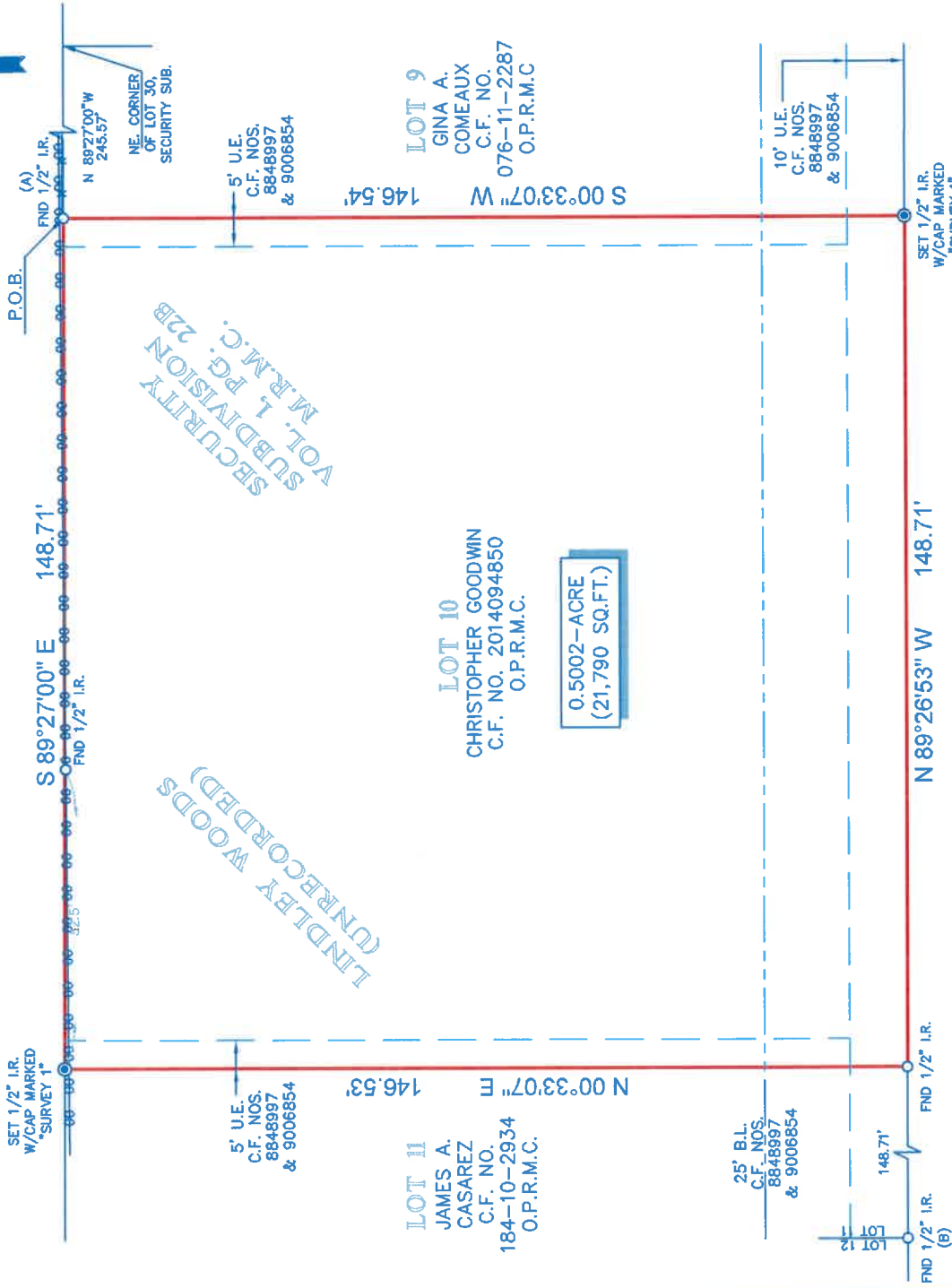
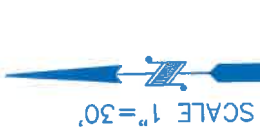
ISSUE DATE:
JUNE 15, 2021

G.F. #: 3016921-02771



L. F. AMELUNG
ABSTRACT 48
SURVEY 1

ROBERT LEE CRAWFORD
C.F. NO. 2016076445
O.P.R.M.C.



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CHRISTOPHER GOODWIN, RECORDED IN COUNTY CLERK'S FILE NO. 2014094850 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 15, 2021, UNDER G.F. NO. 3016921-02771.

LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5002 ACRE (21,790 SQUARE FEET) SITUATED IN THE L. F. AMELUNG SURVEY, ABSTRACT 48, MONTGOMERY COUNTY, TEXAS, BEING PART OF LOT 29 AND LOT 30, SECTION ONE, SECURITY SUBDIVISION, MAP OF WHICH IS RECORDED IN VOLUME 1, PAGE 22B OF THE COUNTY MAP RECORDS, AND BEING ALL OF LOT 10, LINDLEY WOODS, AN UNRECORDED SUBDIVISION. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AND THE COURSE OF A FEASIBLE AND REASONABLE UNDER MY SUPERVISION ON JUNE 24, 2021, AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
Richard Fussell
Professional Land Surveyor

CLIENT: GRABA EQUITY COROP

ADDRESS: LINDLEY WOODS

www.survey1inc.com
survey1@survey1inc.com



Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
NG	SF
DRAFTER:	FINAL CHECK:
LG3	SB
DATE:	
6-25-21	
JOB#	
6-98479-21	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5002 ACRES (21,790 SQUARE FEET) SITUATED
IN THE L. F. AMELUNG SURVEY, ABSTRACT 48
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.5002 acres (21,790 square feet), situated in the L. F. Amelung Survey, Abstract 48, Montgomery County, Texas, being part of Lot 29 and Lot 30, Section One, Security Subdivision, map of which is recorded in Volume 1, Page 22B of the County Map Records, and being all of Lot 10, Lindley Woods, an unrecorded subdivision, being all of a tract conveyed unto Christopher Goodwin by deed recorded under Clerk's File No. 2014094850, of the Official Public Records of Montgomery County, Texas. Said 0.5002-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the northeast corner of the said tract herein described being North 89°27'00" West, a distance of 245.57 feet from the northeast corner of said Lot 30;

THENCE South 00°33'07" West, a distance of 146.54 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the north right-of-way line of Lindley Woods (40 feet wide) for the southeast corner of the said tract herein described;

THENCE North 89°26'53" West, along the north right-of-way line of said Lindley Woods, a distance of 148.71 feet to a found 1/2-inch iron rod for the southwest corner of the said tract herein described;

THENCE North 00°33'07" East, a distance of 146.53 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of the said tract herein described;

THENCE South 89°27'00" East, a distance of 148.71 feet to the **POINT OF BEGINNING** and containing 0.5002 acres (21,790 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-01) dated June 25, 2021, job number 6-98479-21.

