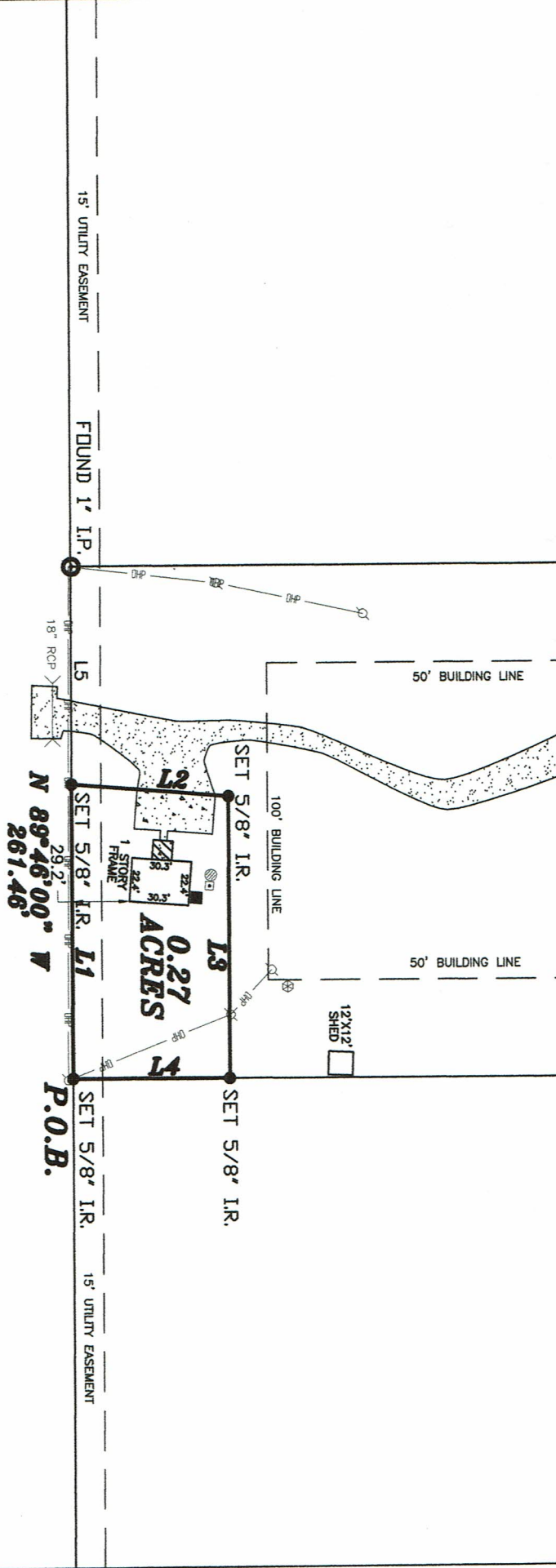


LINE	BEARING	DISTANCE
L1	N 89°46'00" W	150.10'
L2	N 04°43'23" E	80.25'
L3	S 89°46'00" E	143.74'
L4	S 00°10'33" W	80.00'
L5	N 89°46'00" W	111.36'

# LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
  - SET 5/8" I.R. W/CAP
  - AC PAD
  - ◊ POWER POLE
  - SEPTIC PUMP
  - ⊙ SEPTIC TANK
  - ⊕ WATER WELL
- 
- COVERED AREA
  - CONCRETE
  - GRAVEL
  - POND
  - EASEMENT LINE
  - OVERHEAD POWER



**WEEREN ROAD**  
(60' R.O.W.)

1" = 80'

**DESCRIPTION:**

BEING A 0.27 ACRE TRACT OF OF A CALLED 5.00 ACRE TRACT, ALSO KNOWN AS TRACT 15 OF IRONGATE, SECTION 1 AN UNRECORDED SUBDIVISION CALLED 5.00 ACRES M.C.C.F. 2008-081620

**RECORD OWNER:** DAVE & CHANDEL GEEL  
**TITLE COMPANY:** STEWART TITLE

**PURCHASER:** DAVE & CHANDEL GEEL  
**LENDER:** SCHMIDT MORTGAGE COMPANY  
**ADDRESS:** 25372 WEEREN ROAD MONTGOMERY, TX 77316

**FIELD WORK:** LK  
**DRAFTED BY:** DK, JR  
**CHECKED BY:** DK, SR  
**G.F. NUMBER:** 1033930179

**NOTES:**  
SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY BEARING ORIENTATION BASED ON THE NORTHERN ROW OF WEEREN ROAD, AS PER PLAT ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED PLAT OF CALLED 5.00 ACRE TRACT (M.C.C.F. 2008-081620) FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. INTEREST IN ACCORDANCE WITH PARAGRAPHS PRECLUDE SURVEYORS FROM MAKING ACCURATE DETERMINATION OF FLOOD ZONE BOUNDARIES.

I, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY that this plat was made from an actual survey of the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications



**KLSS**  
KING'S LAND SURVEYING SOLUTIONS, LLC  
Professional Land Surveyors

Date: 10-28-10

This lot does not appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Parcel No. 48358C0320E dated 12/18/1988

**JOB #:** 1010233

FOUND 1/2" I.R.

N 89°34'11" E 262.67'  
(CALLED S 89°46'26" E 261.46')

FOUND 5/8" I.R.

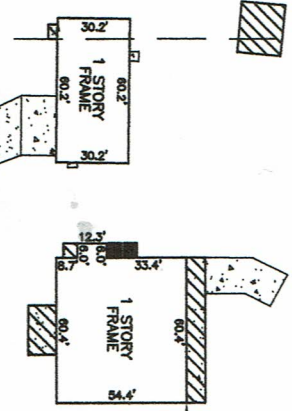
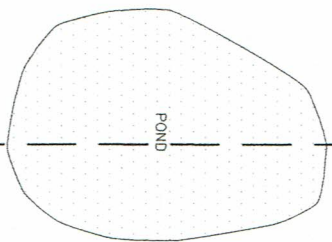
TRACT 16  
CALLED 7.515 ACRES

N 00°05'37" E 830.25'  
(CALLED N 00°14'00" E 833.00')

REMAINDER  
TRACT 15  
4.73 ACRES

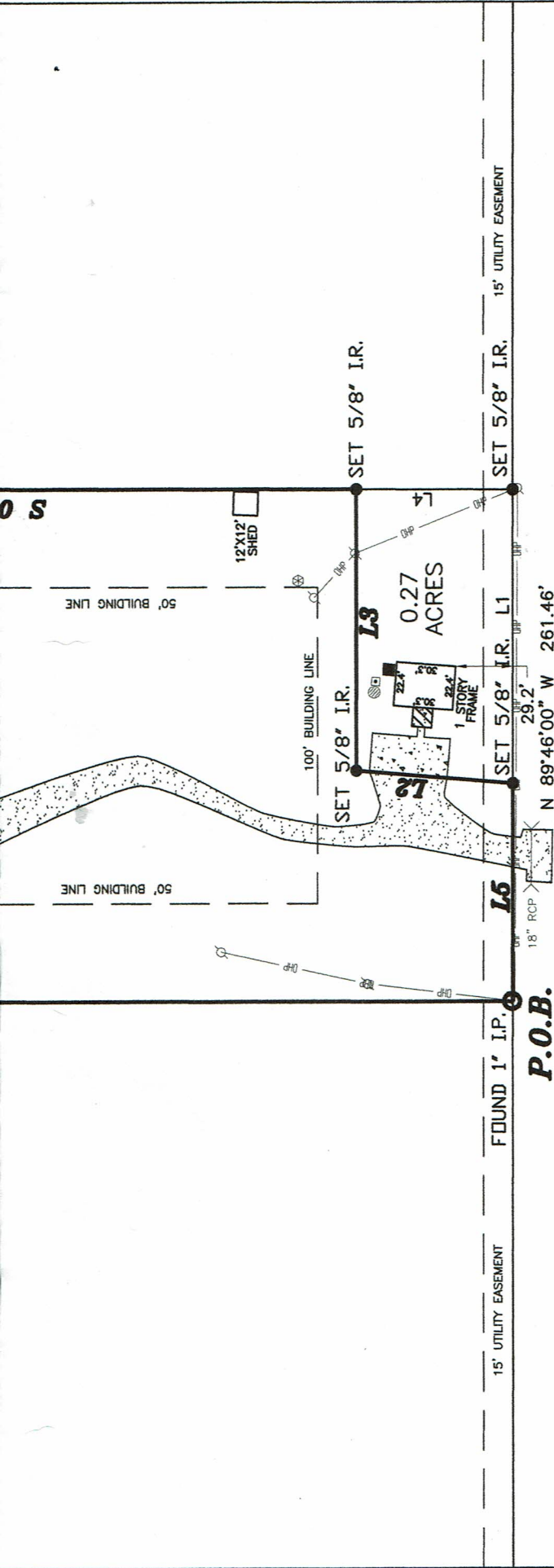
50' BUILDING LINE

50' BUILDING LINE



S 00°10'33" W 753.29'  
S 00°10'33" W 833.29'  
(CALLED S 00°14'00" W 833.03')

TRACT 19  
CALLED 5.00 ACRES



**WEEREN ROAD  
(60' R.O.W.)**

LINE	BEARING	DISTANCE
L1	N 89°46'00" W	150.10'
L2	S 04°43'23" W	80.25'
L3	N 89°46'00" W	143.74'
L4	S 00°10'33" W	80.00'
L5	N 89°46'00" W	111.36'

**NOTES:**  
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY BEARING ORIENTATION BASED ON THE NORTHERN ROW OF WEEREN ROAD, AS PER PLAT ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED PLAT OF CALLED 5.00 ACRE TRACT (M.C.C.F. 2008-081620) AND TO PRECLUDE SURVEYORS FROM MAKING ACCURATE DETERMINATION OF FLOOD ZONE BOUNDARIES.

**DESCRIPTION:**  
 BEING A 4.73 ACRE TRACT OF A CALLED 5.00 ACRE TRACT, ALSO KNOWN AS TRACT 15 OF IRONGATE, SECTION 1, AN UNRECORDED SUBDIVISION

**RECORDATION:** 15 OF IRONGATE, SECTION 1, AN UNRECORDED SUBDIVISION

**ABSTRACT:** T STANSBURY, A-507

**COUNTY:** MONTGOMERY TX

**W.L. STANSBURY, A-517**

**RECORD OWNER:** TITLE COMPANY:

**DAVE & CHANDEL GEEL**

**PURCHASER:** DAVE & CHANDEL GEEL

**LENDER:** SCHMIDT MORTGAGE COMPANY

**ADDRESS:** 25372 WEEREN ROAD MONTGOMERY, TX 77316

**FIELD WORK:**

LK

**DRAFTED BY:** DK, JR

**CHECKED BY:** DK, SR

**C.F. NUMBER** 10339.30179

**DATE** 10-28-11

**Job #:** 1010233

This lot does not appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48338C0320E dated 12/19/1998

I hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY that this plat was made from an actual survey of the ground by me or under my direction; this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications

**LEGEND**

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- AC PAD
- POWER POLE
- SEPTIC PUMP
- SEPTIC TANK
- WATER WELL
- EASEMENT LINE
- DP — OVERHEAD POWER

COVERED AREA



CONCRETE



GRAVEL



POND



EASEMENT LINE  
 OVERHEAD POWER



**KLSS**  
**KING'S LAND SURVEYING SOLUTIONS, LLC**  
 Professional Land Surveyors

  
**KILSS**  
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**SOLUTIONS, LLC**  
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*"We set the boundaries you need in life"*

METES AND BOUNDS  
4.73 ACRE PARCEL  
SITUATED IN THE  
T. STANSBURY, A-507  
AND THE  
W.L. STANSBURY, A-517  
MONTGOMERY COUNTY, TEXAS

Being a 4.73 acre parcel as recorded under Montgomery County Clerk's File No. 2008-081620 said 5.00 acre parcel being situated in the T. Stansbury Survey, Abstract 507 and the W.L. Stansbury Survey, Abstract 517 the said 4.73 acre tract being the same land as Tract 15 of Irongate, an unrecorded Subdivision, said 4.73 acre parcel being more particularly described by metes and bounds as follows with the base of bearings being the recorded deed as recorded under M.C.C.F. No. 2008-081620.

Beginning at a 1 inch iron rod found in the north line of Weeren Road called 60.00 feet wide marking the southeast corner of a called 7.5165 acre tract known as Tract 16 and, the southwest corner of the said 5.00 acre know as Tract 15 and being the southwest corner of the herein described parcel of land;

**THENCE**, North 00° 05' 37" East (called North 00° 14' 00" East), along the common line of the said called 7.5165 acre tract known as Tract 16, the said called 5.00 acre parcel known as Tract 15 and the herein described parcel, a distance of 830.25 feet (called 833.00 feet) to 1/2 inch iron rod found marking the northeast corner of the said called Tract 16, the northwest corner of the said 5.00 acre tract known as Tract 15 and the herein described parcel of land;

**THENCE**, North 89° 34' 11" East (called North 89° 46' 26" East), along the north line of the said 5.00 acre tract called Tract 15 and the herein described parcel a distance of 262.67 feet (called 261.46 feet to a 5/8 inch iron rod found marking the northwest corner of the said Tract 19, the northeast corner of the said called Tract 15 and the herein described parcel of land;

**THNECE**, South 00° 10' 33 West (called South 00° 14' 00" West), along the common line of the said 5.00 acre tract known as Tract 19 and of the herein described parcel, a distance of 753.29 feet to a 5/8 inch iron rod set in the common line of the said called Tract 19 and the said called Tract 15 marking the northwest corner of a called 0.27 acre parcel surveyed and created the same day and the southeast corner of the herein described parcel of land;

**THENCE**, North 89° 46' 00" West, along the common line the said 0.27 acre parcel, surveyed and created the same day and the herein described parcel, a distance of 143.74 feet to a 5/8 inch iron rod set in the north line of the said called Weeren Road marking the southwest corner of the said called 0.27 acre parcel and an angle point of the herein described parcel of land;

  
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METES AND BOUNDS  
0.27 ACRE PARCEL  
SITUATED IN THE  
T. STANSBURY, A-507  
AND THE  
W.L. STANSBURY, A-517  
MONTGOMERY COUNTY, TEXAS

Being a 0.27 acre parcel being out of and a part of a called 5.0 acre tract as recorded under Montgomery County Clerk's File No. 2008-081620 said 0.27 acre parcel being situated in the T. Stansbury Survey, Abstract 507 and the W.L. Stansbury Survey, Abstract 517 the said 5.0 acre tract being the same land as Tract 15 of Irongate, an unrecorded Subdivision , said 0.27 acre parcel being more particularly described by metes and bounds as follows with the base of bearings being the recorded deed as recorded under M.C.C.F. No. 2008-081620.

Beginning at a 5/8 inch iron rod set in the north line of Weeren Road called 60.00 feet wide marking the southwest corner of a called 5.00 acre tract known as Tract 19 and, the southeast corner of the said 5.00 acre know as Tract 15 and being the southeast corner of the herein described parcel of land;


**THENCE**, North 89° 46' 00" West, along the common line of the said Weeren Road, the said called 5.00 acre parcel known as Tract 15 and the herein described parcel, a distance of 150.10 feet to 5/8 inch iron rod set marking the southwest corner of the herein described parcel of land;

**THENCE**, North 04° 43' 23 East, along the west line of the herein described parcel a distance of 80.25 feet to a 5/8 inch iron rod set marking the northwest corner of the herein described parcel of land;

**THNECE**, South 89° 46' 00 East, along the north line of the herein described parcel, a distance of 143.74 feet to a 5/8 inch iron rod set in the west line of the said called Tract 19 and the said called Tract 15 marking the northeast corner of the herein described parcel of land;

**THENCE**, South 00° 10' 33" West, along the common line of the said called Tract 19, the said called Tract 15 and the herein described parcel, a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.27 acres.

This metes and bounds was written in conjunction with a survey plat.

  
David E. King, Sr.  
King's Land Surveying Solutions, LLC  
October 27, 2010

