SURVEY OF

4.87 ACRES
CALLED 4.9 ACRES

LOCATED IN THE W.C.C.R. SURVEY, ABSTRACT NO. A-645

BASED ON THE DEED THEREOF RECORDED IN

COUNTY CLERK'S FILE 2006095309

THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

REF : STRONG G. F. NTX-1336205 DATE : JAN. 28, 2021

TO. JASON STRONG AND NORTH AMERICAN TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

STEVEN E. LAUGHLIN R.P.L.S. # 5178

STATE OF TEXAS REGISTERED STEVEN E LAUGHLIN 5178 PROFESSIONAL LAND SURVEYOR

1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM NORTH AMERICAN TITLE INSURANCE COMPANY (G.F. No. NTX-1336205) DATED DECEMBER 14, 2020, FOR ALL THINGS OF RECORDS.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) PROPERTY SUBJECT TO THE EASEMENTS AS RECORDED IN VOLUME 1144, PAGE 361; REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.

6) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD

7) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.

8) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

9) MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

TANGLEWILDE FARMS
SECTION 1
VOL. 5 PG. 175

BLOCK 2

LOT 1

LOT 2

LOT 3

E. SURRY SURVEY A-655

W.C.R.R. SURVEY A-645

1" IP
POC

C.T. DARBY SURVEY A-752

W.C.R.R. SURVEY A-645

S 02°39'15" E 397.20'
(REF BEARING NAD 83)
DEED: N 00°50'00" W

4.65 ACRES
CF# 2020082397

ANTHONY LORD
CF# 2003039388

L4
CONC MON

5/8" IRS
POB

N 87°15'56" E
409.78'
{DEED: 449.80' TO CL OF ROAD}

1/2" IRF

1.39 ACRES
VOL. 1144 PG. 361

N 02°39'15" W 872.71'
(DEED: 943.80')

4.87 ACRES
CALLED 4.9 ACRES

ovr head elec

WILLIS-WAUKEGAN RD (60' ROW)

S 22°29'01" W 964.65'
(DEED: 1042.00')

5.85 ACRES
CF# 2020082397

40.0

1/2" IRF
L3

1.39 ACRES
VOL. 1144 PG. 361

2" IP
L2

ACCESS ESMT
VOL. 1144 PG. 361

1.39 ACRES

5/8" IRF
L1

5/8" IRS

1.39 ACRES

4.28 ACRES
CF# 2000-026182

10.71 ACRES
CF# 2017110851

0 100 200 300

LINE	BEARING	DISTANCE
L1	N 87°20'45" E	0.97'
L2	N 87°20'45" E	2.65'
L3	N 87°20'45" E	4.13'
L4	S 89°25'05" E	9.45'

ROAD SIGN
IRRIGATION CONTROL
GRATE INLET
GAS VALVE
WATER VALVE
LIGHT POLE
POWER POLE
ELECTRIC TRANS. BOX
FIRE HYDRANT
SANITARY SEWER
STORM SEWER
TELEPHONE PED
CABLE BOX/PED
FLAG POLE
FIBER OPTIC MARKER
TRAFFIC SIGNAL
PIPELINE MARKER
WATER METER
MANHOLE
METER POLE
SEPTIC

LINE & SYMBOL LEGEND

1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
5) BL= BUILDING LINE
6) UE= UTILITY EASEMENT
7) DE= DRAINAGE EASEMENT

SURVTECH
SURVEYORS
PLANNERS
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936-539-5444 \ FAX 936-539-5442
email: SURVTECH@SURVCORP.COM

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.