



**TRACT 45**  
 Kenneth A. Palmberg  
 Dolores A. Palmberg  
 Rolling Hills Subdivision  
 (unrec)  
 M.C.C.F. #9621949  
 R.P.R.M.C.T.

Raul Rodriguez  
 Called 73.07 Ac.  
 M.C.C.F. #2011041469  
 O.P.R.M.C.T.

**2.071 AC.  
 TRACT 47**  
 Jesse E. Foust, Jr.  
 Janice Ann Mullings  
 Rolling Hills Subdivision  
 (unrec)  
 M.C.C.F. #9334957  
 R.P.R.M.C.T.

**TRACT 49**  
 Alouise E. Kohut  
 Rolling Hills Subdivision  
 (unrec)  
 M.C.C.F. #9410934  
 R.P.R.M.C.T.

**ROLLING HILLS ROAD  
 (60' ROAD ESMT.)**

**LEGEND**

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D:E = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

**TEXAS PROFESSIONAL SURVEYING, LLC**  
 3032 N. FRAZIER STREET - CONROE, TX 77385  
 PH (936)756-7447 - FAX (936)756-7448  
 WWW.SURVEYINGTEXAS.COM  
 FIRM REGISTRATION NO. 100834-00

PROJECT NO.  
 T110-09  
 DRAWING DATE: 07/15/16  
 REVISED:  
 DRAWN BY: CDF

**T.P. DAVEY SURVEY  
 ABSTRACT No. 162**

*I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.*  
 Date of Survey: 07/14/16 DM  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524



**BOUNDARY & IMPROVEMENT  
 SURVEY**  
 FOR: JESSE FOUST  
 1468 ROLLING HILLS ROAD  
 CUT 'N SHOOT, TEXAS 77306

BEING 2.071 Acres, situated in the T.P. Davey Survey, Abstract No. 162, known as Tract 47 of Rolling Hills, an unrecorded subdivision, being that same tract described in deed to Jesse E. Foust, Jr. and Janice Ann Mullings, recorded under Clark's File No. 9334957 of the Official Public Records of Montgomery County, Texas and being further described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
 TSI Title Co.  
 S.F. No. 619733344  
 Effective date: 06/02/2016

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
 Those as per SCHEDULE B of said Title Commitment.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0425 G, effective 08/18/14.  
 Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

*I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.*

Date of Survey: 07/14/16 DM

Key

Map

159R



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

2.071 ACRES

### IN THE T.P. DAVEY SURVEY, ABSTRACT NO. 162 MONTGOMERY COUNTY, TEXAS

BEING a 2.071 acre tract of land situated in the T.P. Davey Survey, Abstract No. 162, Montgomery County, Texas, being that same tract described as Tract 47 of Rolling Hills, an unrecorded subdivision, in instrument to Jesse E. Foust, Jr., and Janice Ann Mullings, recorded under Clerk's File Number 9334957, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), said 2.071 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod found in the northeasterly right-of-way of Rolling Hills Road (60 feet wide), for the apparent southerly corner of Tract 51 of said Rolling Hills, from which a ½ inch iron rod found for reference bears South 30°12'21" East, 266.43 feet;

THENCE North 29°18'07" West, 198.51 feet, with the northeasterly right-of-way of said Rolling Hills Road, the southwesterly line of said Tract 51, to a 1 inch iron pipe found for the apparent westerly corner of said Tract 51, the southerly corner of that certain tract described as Tract 49 of said Rolling Hills in instrument to Alouise E. Kohut, recorded under Clerk's File Number 9410934, R.P.R.M.C.T.;

THENCE North 30°08'22" West, 199.87 feet, with the northeasterly right-of-way of said Rolling Hills Road, the southwesterly line of said Tract 49, to a 1 inch iron pipe found for the **POINT OF BEGINNING**, being the westerly corner of said Tract 49, also being the southerly corner of said Tract 47 and the herein described 2.071 acre tract;

THENCE North 30°08'22" West, 259.70 feet, with the northeasterly right-of-way of said Rolling Hills Road, the southwesterly line of said Tract 47, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly line of that certain tract described as Tract 45 of said Rolling Hills, in instrument to Kenneth A. Palmberg and Dolores A. Palmberg, recorded under Clerk's File Number 9621949, R.P.R.M.C.T., for the northeasterly corner of said Rolling Hills Road, being the westerly corner of said Tract 47 and the herein described 2.071 acre tract;

THENCE North 59°54'00" East, 347.33 feet, with the southeasterly line of said Tract 45, the northwesterly line of said Tract 47, to a 5/8 inch iron rod found in the southwesterly line of that certain called 73.07 acre tract, described in instrument to Raul Rodriguez, recorded under Clerk's File Number 2011041469 of the Official Public Records of Montgomery County, Texas, for the easterly corner of said Tract 45, being the northerly corner of said Tract 47 and the herein described 2.071 acre tract;

THENCE South 30°10'31" East, 259.70 feet, with the southwesterly line of said 73.07 acre tract, the northeasterly line of said Tract 47, to a 1 inch iron pipe found for the northerly corner of said Tract 49, being the easterly corner of said Tract 47 and the herein described 2.071 acre tract;

THENCE South 59°54'00" West, 347.49 feet, with the northwesterly line of said Tract 49, the southeasterly line of said Tract 47, to the **POINT OF BEGINNING**;

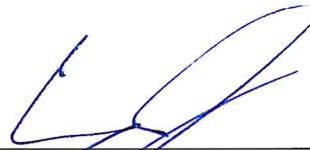
CONTAINING a computed area of 2.071 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 14, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number T110-09.

Bearings recited hereon are based on the monumented southeasterly line (South 59°54' West) of said Tract 47.

July 18, 2016  
Date



  
Carey A. Johnson  
R.P.L.S. No. 6524