

**METES AND BOUNDS DESCRIPTION
THREE TRACTS OF LAND
CONTAINING 3.098 ACRES, 5.518 ACRES AND 11.520 ACRES
IN THE J.W. NILES SURVEY, ABSTRACT NUMBER 396
MONTGOMERY COUNTY, TEXAS**

Description of three Tracts or Parcels of land, situate in the J.W. Niles Survey, Abstract Number 396 in Montgomery County, Texas being designated as Lot 110, Lot 111 and Lot 114 of an unrecorded subdivision of that 629.593-acre tract of land described in deed to R. L. Cowling as recorded in Volume 758, Page.752, Montgomery County, Texas of the Deed Records of Montgomery County, Texas (D.R.M.C.T.) in a deed to Gerald D. Newman and Larry A. Newman as recorded under Film Code Number 090-01-2210 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.Tx.), said tracts being more particularly described by metes and bounds with all bearings, distances and areas being grid, based upon the Texas Coordinate System of 1983, Central Zone in U.S. Survey Feet as derived from a Global Positioning System (G.P.S.) survey performed in September, 2021, as follows:

LOT 110

COMMENCING at a 1/2-inch-diameter iron rod found marking the northeast line of Friartuck Drive, the south corner of that 7.538-acre tract of land described as in deed to Thomas Landrum and Ryann Landrum as recorded under Document Number 202112185 of said O.P.R.M.C.Tx. and the southwest corner of the herein described Lot 111;

THENCE N 51°01' 29" E, with the common line between said 7.538-acre tract and said Lot 111, a distance of 815.21 feet to a 1/2-inch-diameter iron rod with a cap stamped "TPS 1000834-00" found marking the north corner of said Lot 111 and the southwest line of the herein described Lot 114;

THENCE S 12°48' 55" E, with the common line between said Lot 111 and said Lot 114, a distance of 288.48 feet to the north corner and **POINT OF BEGINNING** of the herein described Lot 110;

THENCE S 12°48' 55" E, with the common line between said Lot 114 and the herein described Lot 110, a distance of 500.00 feet to a 5/8-inch-diameter iron rod with a blue plastic cap stamped "TABLEROCK SURVEY, LLC" (referred to hereinafter as an iron rod set) set to mark the common south corner of said Lot 114 and the herein described Lot 110 and the north line of said Friartuck Road;

THENCE with the north line of said Friartuck Road as follows:

S 73°06' 05" W, a distance of 213.22 feet to a 1/2-inch-diameter iron rod found marking an angle point;

S 77°19' 06" W, a distance of 100.34 feet to an iron rod set to mark an angle point;

N 64°17' 44" W, a distance of 186.30 feet to an iron rod set to mark the common south corner of said Lot 111 and the herein described Lot 110;

THENCE N 36°15' 33" E, with the common line between said Lot 111 and the herein described Lot 110, a distance of 607.12 feet to the **POINT OF BEGINNING** and containing 3.098 acres of land, more or less.

THENCE N 64°17' 44" W, continuing with said north line, a distance of 186.30 feet to the **POINT OF BEGINNING** and containing 3.098 acres of land, more or less.

LOT 111

BEGINNING at a 1/2-inch-diameter iron rod found marking the northeast line of Friartuck Drive, the south corner of that 7.538-acre tract of land described in deed to Thomas Landrum and Ryann Landrum as recorded under Document Number 202112185 of said O.P.R.M.C.Tx. and the southwest corner of the herein described Lot 111;

THENCE N 51°01' 29" E, with the common line between said 7.538-acre tract and said Lot 111, a distance of 815.21 feet to a 1/2-inch-diameter iron rod with a cap stamped "TPS 1000834-00" found marking the north corner of said Lot 111 and the southwest line of the herein described Lot 114;

THENCE S 12°48' 55" E, with the common line between said Lot 111 and said Lot 114, a distance of 288.48 feet to the north corner of the herein described Lot 110;

THENCE S 36°15' 33" W, with the common line between said Lot 110 and the herein described Lot 111, a distance of 607.21 feet to a 5/8-inch-diameter iron rod with a blue plastic cap stamped "TABLEROCK SURVEY, LLC" (referred to hereinafter as an iron rod set) set to mark the common south corner of said Lot 110 and the herein described Lot 111 and the north line of said Friartuck Road;

THENCE N 58°01' 24" W with the north line of said Friartuck Road, a distance of 312.77 feet to an iron rod set to mark an angle point;

THENCE N 38°23' 24" W, continuing with said north line, a distance of 118.05 feet to the **POINT OF BEGINNING** and containing 5.518 acres of land, more or less.

LOT 114

BEGINNING at a 1/2-inch-diameter iron rod found marking the north line of Friartuck Drive, the southwest corner of that 8.409-acre tract of land described as Lot 115 of said unrecorded subdivision in deed to Marc L. Angel and Jane Angel as recorded under Film Code Number 855-01-0323 of said O.P.R.M.C.Tx. and the southeast corner of the herein described Lot 114;

THENCE S 66°27' 25" W with the north line of said Friartuck Road, a distance of 128.38 feet to a 5/8-inch-diameter iron rod with a blue plastic cap stamped "TABLEROCK SURVEY, LLC" (referred to hereinafter as an iron rod set) set to mark an angle point;

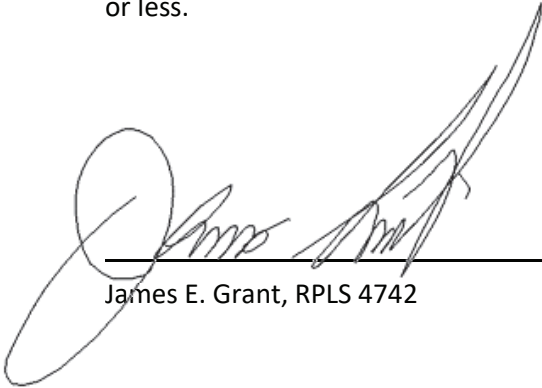
THENCE S 73°06' 05" W continuing with the north line of said Friartuck Road, a distance of 192.83 feet to an iron rod set to mark an angle point and the common south corner between the herein described Lot 114 and the herein described Lot 110;

THENCE N 12°48' 55" W, with the common line between said Lot 110 and said Lot 114, at a distance of 500.00 feet passing the north corner of said Lot 110 and the southeast corner of the herein described Lot 111, at a distance of 788.48 feet passing a 1/2-inch diameter iron rod with a cap stamped "TPS 1000834-

00" found marking the northeast corner of said Lot 111 and a southeast corner of the above referenced 7.538-acre tract, in all a total distance of 1,236.12 feet to a 1/2-inch-diameter iron rod found marking a northeast corner of said 7.538-acre tract, a southwest corner of that 5.000-acre tract of land described in deed to Monica Barger as recorded under Document Number 2020-110066 of said O.P.R.M.C.Tx. and the northwest corner of the herein described Lot 114;

THENCE S 87°33' 54" E, with the common line between said 5.000-acre tract and the herein described Lot 114, passing the southeast corner of said 5.000-acre tract and the southwest corner of that 5.0000-acre tract of land described in deed to Don w. Ledbetter, PLLC Trustee as recorded under Document Number 2007142041 of said O.P.R.M.C.Tx. and continuing on the same course for a total distance of 544.33 feet to a 1/2-inch-diameter iron rod found marking said common line and the northwest corner of said 8.409-acre tract;

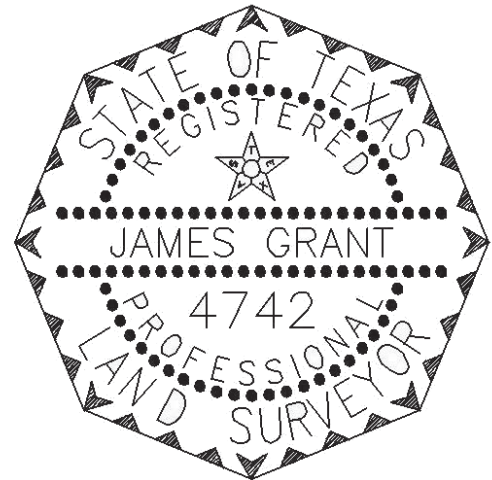
THENCE S 01°39' 46" E, with the common line between the herein described Lot 114 and said 8.409-acre tract, a distance of 1121.60 feet to the **POINT OF BEGINNING** and containing 11.520 acres of land, more or less.



James E. Grant, RPLS 4742

9/22/2021

Date

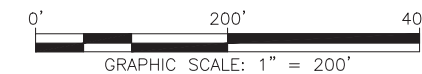


LINE TABLE (M)		
NUMBER	BEARING	LENGTH
L1	N87°33'54"E	544.33'
L2	S01°39'46"E	1121.60'
L3	S66°27'25"W	128.38'
L4	S73°06'05"W	192.83'
L5	N12°48'55"W	1236.12'
L6	S73°06'05"W	213.22'
L7	S77°19'06"W	100.34'
L8	N64°17'44"W	186.30'
L9	N36°15'33"E	607.12'
L10	S12°48'55"E	500.00'
L11	N58°01'24"W	312.77'
L12	N38°23'24"W	118.05'
L13	N51°01'29"E	815.21'
L14	S12°48'55"E	288.48'
L15	S36°15'33"W	607.12'

LINE TABLE (R)		
NUMBER	BEARING	LENGTH
L1	S89°46'39"E	540.91'
L2	S01°07'17"W	1124.34'
L3	S69°28'40"W	128.42'
L4	S76°07'20"W	192.00'
L5	N09°53'25"W	1235.66'
L6	S76°07'20"W	214.05'
L7	S80°17'30"W	100.34'
L8	N61°19'20"W	186.30'
L9	N39°11'03"E	608.20'
L10	S09°53'25"E	500.00'
L11	N55°03'00"W	312.77'
L12	N35°25'00"W	118.29'
L13	N54°08'00"E	814.58'
L14	S09°53'25"E	285.66'
L15	S39°11'03"W	608.20'

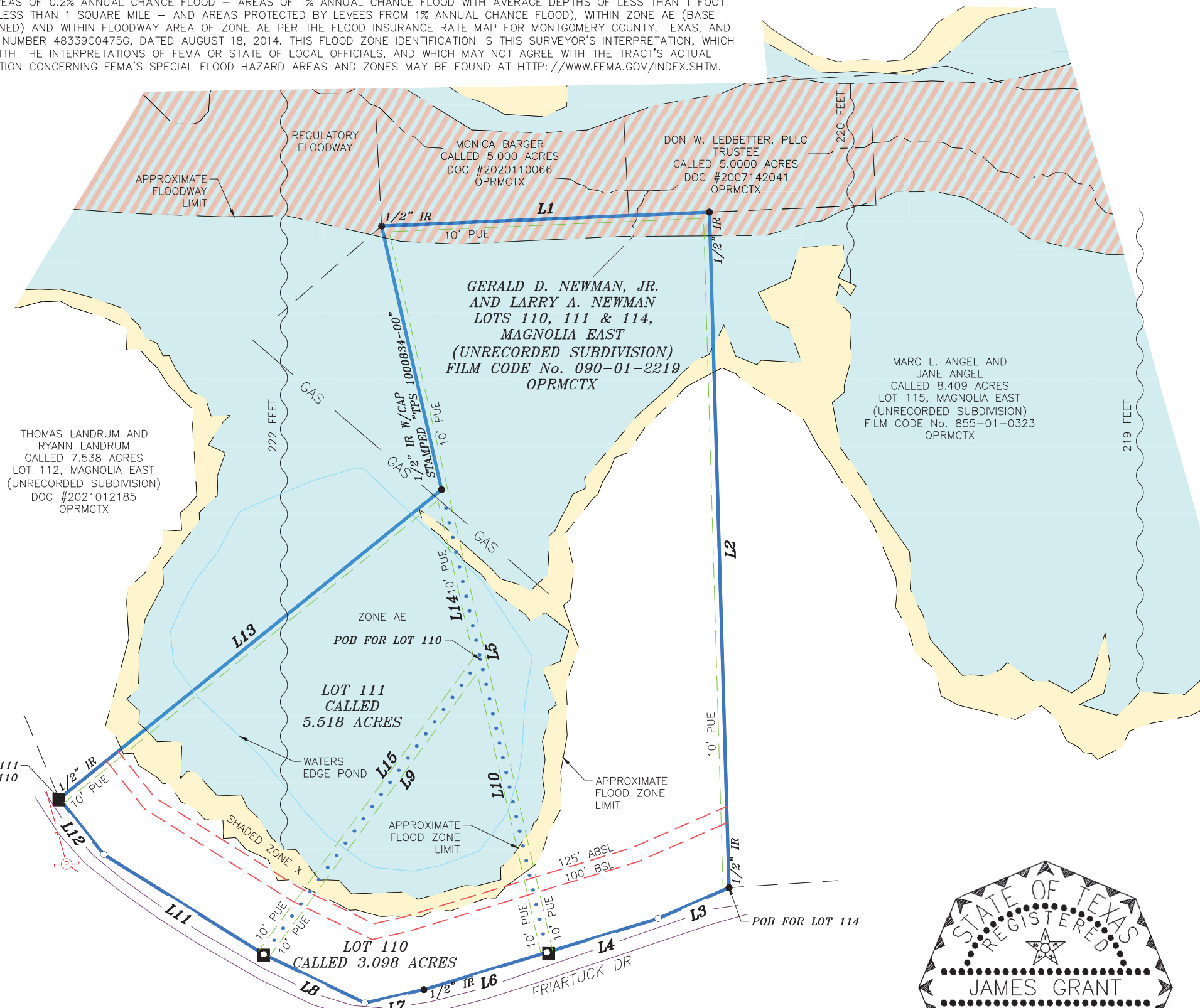
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: JULY 26, 2021; G.F. No. 2100589; ISSUED: 2 REVISION SEPTEMBER 02, 2021.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON. THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD - AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE - AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND WITHIN FLOODWAY AREA OF ZONE AE PER THE FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, AND INCORPORATED AREAS MAP NUMBER 48339C0475G, DATED AUGUST 18, 2014. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



SYMBOL LEGEND

POINT OF BEGINNING	POB
POINT OF COMMENCING	POC
FOUND AS DESCRIBED	●
IRON ROD	IR
5/8" IRON ROD SET	○
W/BUE CAP INSCRIBED	○
"TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED	
FENCE CORNER	■
RECORD CALLS	(R)
FIELD MEASURED	(M)
DEED RECORDS, MONTGOMERY COUNTY, TEXAS	DRMCTX
OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY, TEXAS	OPRMCTX
POWER POLE	⊖
UTILITY PEDESTAL	■
BARB OR CHAIN-LINK FENCE	—x—
OVERHEAD POWER LINE	—P—
BASE FLOOD ELEVATION	~
ACCESSORY BUILDING SETBACK LINE	ABSL
BUILDING SETBACK LINE	BSL
PUBLIC UTILITY EASEMENT	PUE
ZONE AE FLOODWAY	▨
ZONE AE	▨
SHADED ZONE X	▨



- SURVEYOR NOTES:**
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 - VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
 - 10e. EASEMENT, VOL 1038, PG 850, DRMCTX (MAY AFFECT)
 - 10f. EASEMENT, DOC #813353, OPRMCTX (AFFECTS)
 - 10g. BUILDING SETBACKS, DOC #813353, OPRMCTX (AFFECTS)
 - 10i. EASEMENT, VOL 335, PG 255, DRMCTX, (MAY AFFECT)
 - © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
 - SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

LEGAL DESCRIPTION:
DESCRIPTION OF THREE TRACTS OR PARCELS OF LAND, SITUATE IN THE J.W. NILES SURVEY, ABSTRACT NUMBER 396 IN MONTGOMERY COUNTY, TEXAS BEING DESIGNATED AS LOT 110, LOT 111 AND LOT 114 OF AN UNRECORDED SUBDIVISION OF THAT 629.593-ACRE TRACT OF LAND DESCRIBED IN DEED TO R. L. COWLING AS RECORDED IN VOLUME 758, PAGE 752, MONTGOMERY COUNTY, TEXAS OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (DRMCTX) IN A DEED TO GERALD D. NEWMAN AND LARRY A. NEWMAN AS RECORDED UNDER FILM CODE NUMBER 090-01-2210 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (OPRMCTX)

SURVEYOR'S CERTIFICATE

I, JAMES GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 09/21/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

JAMES GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4742

9/22/2021
DATE SIGNED

TITLE SURVEY OF:

**FRIARTUCK DR,
MONTGOMERY,
TX., 77316**

**MONTGOMERY
COUNTY, TEXAS**



TABLEROCK SURVEY, LLC

2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

DATE	09/21/2021	CHK	EPG
DRWN	CDR	APPR	JG

