A plat of a 21.836 acre tract of land in the Jacob Shannon Survey, Abstract No. 35, in Montgomery County, Texas, out of and a part of that certain 41.554 acre tract of land described under Clerk's File No. 9712325 of the Official Public Records of Real Property of Montgomery County, Texas

G.F.No.

BUYER:

ADDRESS:
2745 Bobville Road
Montgomery, TX. 77316

NOTE #1: Metes & Bounds have also been submitted in conjunction with this plat.

SCALE: 1" = 100 Ft.
0 25 50 75 100

Prepared by:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-SRVY (7789)

RAILROAD RIGHT-OF-WAY

BOBVILLE ROAD

Found 1" Square Cut
POINT OF BEGINNING

S 68°05'10" W
1003.0'

Set 1/2" iron rod w/ yellow plastic cap "Tony Swonke Tex Surv" at corner of 21.836 acre tract

N 47°35'37" E
1113.39'
Northwesterly line of 41.554 acre "Parent Tract"

1.09 Acres in the road R.O.W.

EAST LINE OF 41.554 ACRE "PARENT TRACT"

S 01°30'00" E
1688.00'
(Reference Bearing based on east line of 41.554 acre Parent Tract)

Jo-Ann Hall Access Easement

22.42 Acres
MCCFNo. 8554304

Found 1/2" Iron Rod

S 71°
N 12°29'02" W
592.58'
Northwesterly line of 41.554 acre "Parent Tract"

6.9489 Acres
MCCFNo. 9813028

21.836 ACRES

5.0 A

Remainder
15.836 Ac

Electric and Telephone Pedestal

Found 5/8" Iron Rod

Found 3/8" Iron Pipe at fence corner post

Found 1/2" Iron Rod

POND

N 72°08'50" W
196.79'

Found 1/2" Iron Rod

N 89°54'54" W
522.08'

3.511 Acres
MCCFNo. 9436078

Southwesterly line of 41.554 acre "Parent Tract"

19.717 Acres
"Hurvey Corp"
MCCFNo. 2002-096386

Found 1/2" Iron Rod w/ orange plastic cap "Swonke Tex Surv"

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

and

that this survey was made under my supervision on the ground of the property described and depicted above and is correct in all that it implies. All improvements are shown and there are no conflicts, discrepancies, shortages in area or boundary lines or any overlapping of improvements except as shown hereon. All visible easements and rights-of-way are shown.

Signed, stamped and dated this 2nd day of SEPTEMBER, 2010.

UPDATES/ADDITIONS/REVISIONS:

STATE OF TEXAS
REGISTERED
TONY P. SWONKE
4767
PROFESSIONAL
LAND SURVEYOR