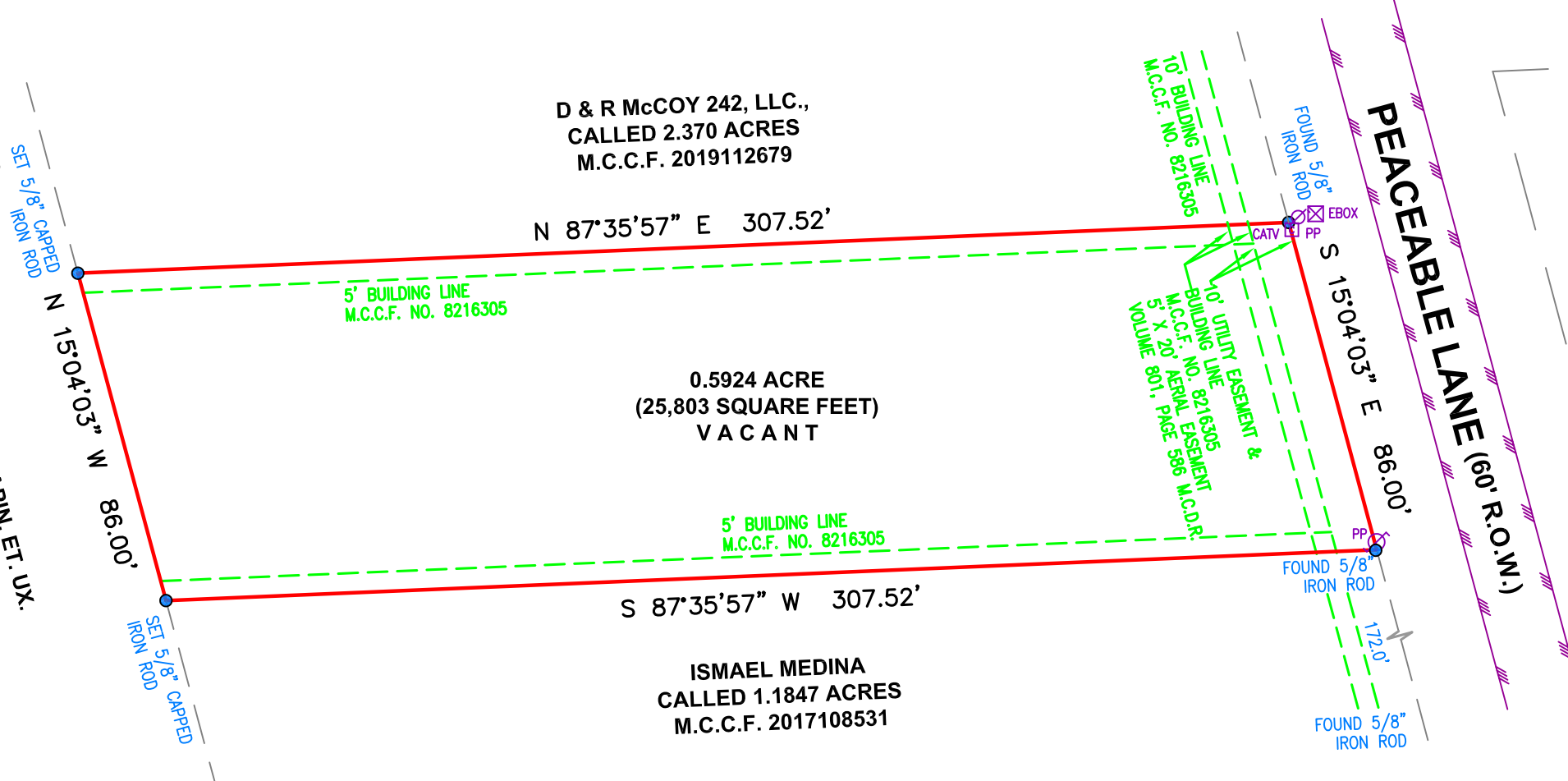




SCALE: 1"=40'

MELVIN BRAD CHAPIN, ET. UX.
CALLED 4.268 ACRES
M.C.C.F. 2018095076



D & R McCOY 242, LLC.,
CALLED 2.370 ACRES
M.C.C.F. 2019112679

0.5924 ACRE
(25,803 SQUARE FEET)
VACANT

ISMAEL MEDINA
CALLED 1.1847 ACRES
M.C.C.F. 2017108531

FAWN TRAIL
(50' R.O.W.)

PEACABLE LANE (60' R.O.W.)

LEGAL DESCRIPTION:
0.5924 ACRE (25,803 SQUARE FEET)

DESCRIPTION OF A 0.5924 (25,803 SQUARE FEET) TRACT OF LAND SITUATED IN THE R. VINCE SURVEY, ABSTRACT NUMBER 583, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 58.554 ACRE TRACT CONVEYED BY DEED TO DONALD M. GREASY AND BEING THAT SAME TRACT OF LAND CONVEYED TO DESIREE Y. JONES BY DEED DATED FEBRUARY A 18, 2004 AND FILED OF RECORD UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER (M.C.C.F. NO.) 2004061777; SAID 0.5924 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204 NAVD 88, ADJUSTED):

BEGINNING AT, A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF PEACABLE LANE (60' RIGHT-OF-WAY), BEARING SOUTH 15 DEGREES 04 MINUTES 03 SECONDS EAST, 344.0 FEET FROM IT'S INTERSECTION WITH THE NORTHERLY LINE OF SAID CALLED 58.554 ACRE GREASY TRACT AND MARKING THE NORTHEAST CORNER OF A CALLED 2.370 ACRE TRACT CONVEYED TO D & R MCCOY 242, LLC., BY DEED FILED OF RECORD UNDER M.C.C.F. NO. 2019112679 AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 15 DEGREES 04 MINUTES 03 SECONDS EAST, 86.00 FEET, WITH THE EASTERLY LINE OF THIS TRACT, COMMON WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PEACABLE LANE, TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 1.1847 ACRE TRACT CONVEYED TO ISMAEL MEDINA BY DEED FILED FOR RECORD UNDER M.C.C.F. NO. 2017108531 AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 87 DEGREES 35 MINUTES 57 SECONDS WEST, 307.52 FEET, ALONG THE SOUTHERLY LINE OF THIS TRACT, COMMON WITH THE NORTHERLY LINE OF SAID CALLED 1.1847 ACRE TRACT, TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF A CALLED 4.268 ACRE TRACT CONVEYED TO MELVIN BRAD CHAPIN, ET. UX. AND MARKING THE NORTHWEST CORNER OF SAID CALLED 1.1847 ACRES AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 15 DEGREES 04 MINUTES 03 SECONDS WEST, 86.00 FEET, WITH THE EAST LINE OF SAID CALLED 4.268 ACRE TRACT, COMMON WITH THE WEST LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE FOREMENTIONED, CALLED 2.370 ACRE TRACT AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 87 DEGREES 35 MINUTES 57 SECONDS EAST, 307.52 FEET ALONG A LINE COMMON TO SAID CALLED 2.370 ACRES AND THE TRACT HEREIN DESCRIBED TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 0.5924 ACRE OR 25,803 SQUARE FEET OF LAND AS SHOWN ON A BOUNDARY SURVEY DATED JUNE 9, 2021 AND FILED IN THE OFFICES OF SURVEY SOLUTIONS OF TEXAS UNDER PROJECT NO. 056721.

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY AMERICAN TITLE COMPANY OF HOUSTON, G.F. NO. 3080921-02498 EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
2. BUILDING LINE RESTRICTIONS PER M.C.C.F. NO. 8216305
3. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.
4. BEARINGS AND DISTANCES BASED ON GPS TEXAS SOUTH CENTRAL ZONE 4204.

F.I.R.M. NO. 48339C PANEL 0530G
EFFECTIVE DATE 08/18/2014 ZONE X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: DESIREE Y. JONES

ADDRESS: 0 PEACABLE LANE, CONROE, TEXAS 77385

AMERICAN TITLE COMPANY OF HOUSTON

JOB NUMBER: 056721

FIELD WORK: 06/09/2021

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GF: 3080921-02498

EFF: 4/28/2021 of AMERICAN TITLE COMPANY OF HOUSTON

Xavier Chapa 06/09/2021
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568



BOUNDARY SURVEY OF

0.5924 (25,803 SQUARE FEET) TRACT OF LAND SITUATED IN THE R. VINCE SURVEY, ABSTRACT NUMBER 583, MONTGOMERY COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO DESIREE Y. JONES BY DEED DATED FEBRUARY A 18, 2004 AND FILED OF RECORD UNDER M.C.C.F. NO. 2004061777; SAID 0.5924 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON.

