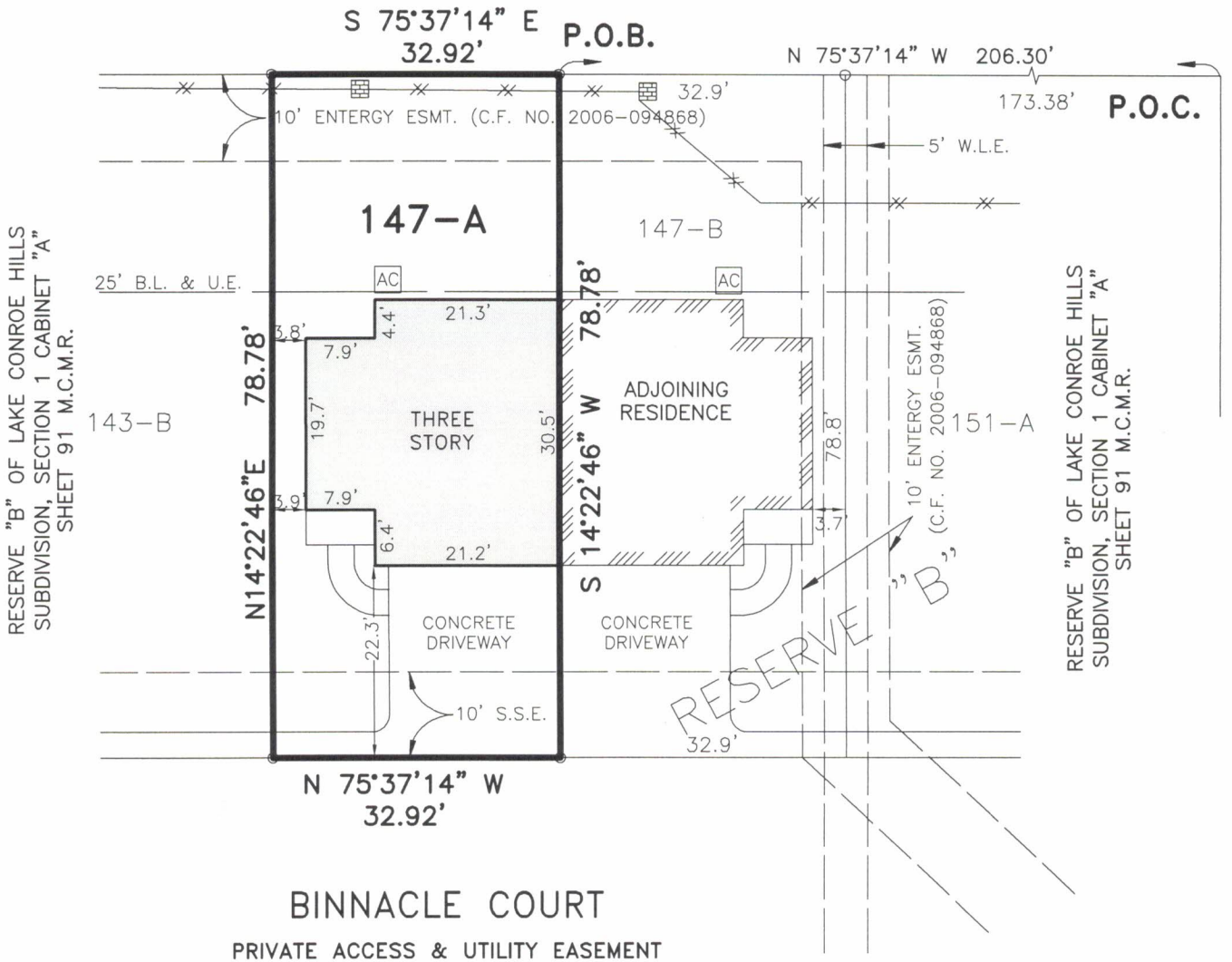


# FM 1097

(100' R.O.W.)



## BINNACLE COURT PRIVATE ACCESS & UTILITY EASEMENT

### NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY UNDER G.F. NO. 1433934469.
- BUILDING SHOWN HAS A COMMON WALL ALONG THE DIVIDING PARCEL LINE.
- BUILDING LINES AND VARIOUS EASEMENTS SHOWN WITHOUT RECORDING INFORMATION ARE SHOWN BASED ON A DRAWING PROVIDED BY THE PROJECT ENGINEER PER SURVEY PREPARED BY ARTHUR W. GIRTS, JR., R.P.L.S. NO. 4741.
- A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF SURVEY.

### LEGEND:

- MH - MANHOLE
- T - TRANSFORMER
- AC - AIR CONDITION
- ▣ CB - CATCH BASIN
- - COLUMN BRICKS
- - FOUND 5/8" IRON ROD
- ⊗ - SET "X" IN CONCRETE
- - SET 1/2 I.R. WITH CAP

SCALE: 1" = 20'

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2014, Advance Surveying, Inc. (Email: advance\_survey@yahoo.com)

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X", MAP # 48339C, PANEL 0225G, DATED 09-23-08. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: VAN'S INVESTMENT GROUP, INC.		JOB NO.: 104711-14-01	
ADDRESS: 147 BINNACLE COURT NO. A, WILLIS, TEXAS 77318		G.F. NO.: 1433934469	
LENDER: -	TITLE CO.: STEWART TITLE COMPANY		KEY MAP: 126E
FIELD WORK: 10-8-14/VR	DRAFTING: 10-11-14/EG	FINAL CHECK: 10-13-14/AT	REV. DATE:



81 530-2939  
11 530-5464

(PARCEL 26): BEING A PARCEL CONTAINING A COMPUTED AREA OF 0.0491 OF AN ACRE OF LAND SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12 OF MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF RESERVE "B" OF LAKE CONROE HILLS SUBDIVISION, SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SHEET 91 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 1ST DAY OF OCTOBER, 2014. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

*Henry M. Santos*

HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450



LEGAL DESCRIPTION

0.0595 ACRE

PARCEL 26 (147A)

BEING A PARCEL CONTAINING A COMPUTED AREA OF 0.0595 OF AN ACRE OF LAND SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12 OF MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF RESERVE "B" OF LAKE CONROE HILLS SUBDIVISION, SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SHEET 91 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 0.0595 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARINGS REFERENCED TO SAID PLAT OF LAKE CONROE HILLS SUBDIVISION AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID RESERVE "B" ALSO BEING A POINT IN A SOUTHERLY RIGHT-OF-WAY LINE FOR FM 1097 (100 FOOT RIGHT-OF-WAY);

THENCE, NORTH 75 DEGREES 37 MINUTES 14 SECONDS WEST, ALONG THE LINE COMMON TO SAID RESERVE "B" AND SAID FM 1097 RIGHT-OF-WAY, A DISTANCE OF 206.30 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, DEPARTING SAID COMMON LINE AND AROUND THE PERIMETER OF THE HEREIN DESCRIBED PARCEL THE FOLLOWING THREE (3) COURSES:

SOUTH 14 DEGREES 22 MINUTES 46 SECONDS WEST, A DISTANCE OF 78.78 FEET TO AN "X" SET IN CONCRETE FOR THE SOUTHEAST CORNER;


NORTH 75 DEGREES 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 32.92 FEET TO AN "X" SET IN CONCRETE FOR THE SOUTHWEST CORNER;

NORTH 14 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 78.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET IN THE AFOREMENTIONED COMMON LINE TO SAID RESERVE "B" AND SAID FM 1097 RIGHT-OF-WAY FOR THE NORTHWEST CORNER;

THENCE, SOUTH 75 DEGREES 37 MINUTES 14 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 32.92 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.0595 OF AN ACRE OF LAND.

THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A SEPARATE PLAT OF SURVEY.

PREPARED BY:

  
HENRY M. SANTOS  
R.P.L.S. NO. 5450  
ADVANCE SURVEYING, INC.  
10518 KIPP WAY, SUITE B-1  
HOUSTON, TEXAS 77099  
281-530-2939



JOB #104711-14-01 PARCEL 26 (147A)  
OCTOBER 13, 2014