

THOMAS J. NICHOLS  
SURVEY  
ABSTRACT 397

LAKE CREEK RANCHETTES  
SECTION 7  
(UNRECORDED)

LOT 5  
TERRY W. QUIGGLE  
& SHERRY QUIGGLE  
C.F. NO. 7735862  
O.P.R.M.C.

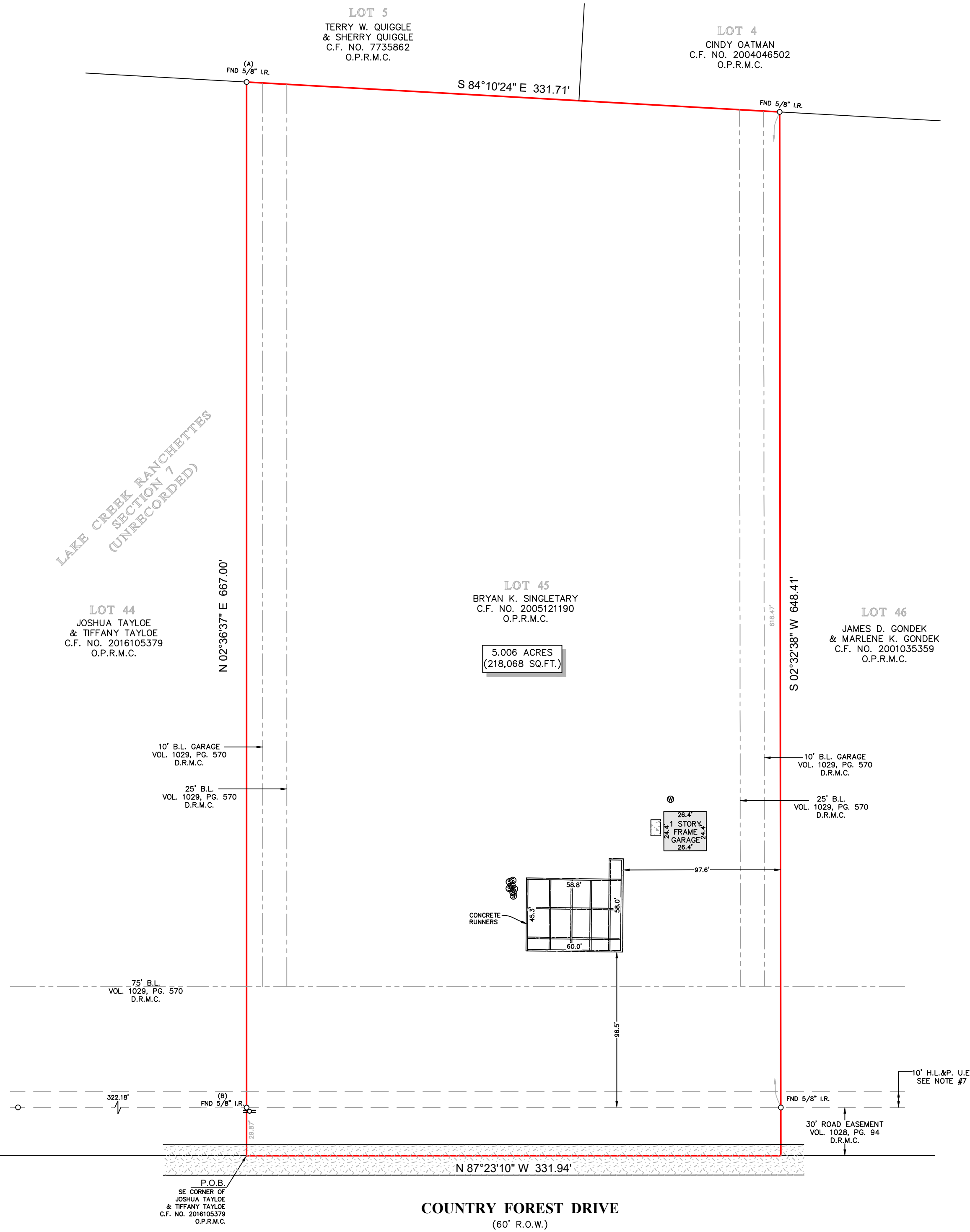
LOT 4  
CINDY OATMAN  
C.F. NO. 2004046502  
O.P.R.M.C.

LOT 44  
JOSHUA TAYLOR  
& TIFFANY TAYLOR  
C.F. NO. 2016105379  
O.P.R.M.C.

LOT 45  
BRYAN K. SINGLETARY  
C.F. NO. 2005121190  
O.P.R.M.C.

5.006 ACRES  
(218,068 SQ.FT.)

LOT 46  
JAMES D. GONDEK  
& MARLENE K. GONDEK  
C.F. NO. 2001035359  
O.P.R.M.C.



DESCRIPTION OF A TRACT OF LAND CONTAINING  
5.006 ACRES (218,068 SQUARE FEET) SITUATED  
IN THE THOMAS J. NICHOLS SURVEY, ABSTRACT 397  
MONTGOMERY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 5.006 ACRES (218,068 SQUARE FEET), SITUATED IN THE THOMAS J. NICHOLS SURVEY, ABSTRACT 397, MONTGOMERY COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED BY DEED UNTO BRYAN K. SINGLETARY IN COUNTY CLERK'S FILE NO. 2005121190 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID SINGLETARY TRACT BEING KNOWN AS LOT 45 OF LAKE CREEK RANCHETTES, SECTION 7, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS. SAID 5.006-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTRY FOREST DRIVE (60.00 FEET WIDE) FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED UNTO JOSHUA TAYLOR AND TIFFANY TAYLOR IN COUNTY CLERK'S FILE NO. 2016105379 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID TAYLOR TRACT BEING KNOWN AS LOT 44 FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°36'37" EAST, ALONG THE COMMON LINE OF SAID LOTS 44 AND 45, PASSING A FOUND 5/8-INCH IRON ROD AT A DISTANCE OF 29.87 FEET FOR REFERENCE, AND CONTINUE IN ALL A TOTAL DISTANCE OF 667.00 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

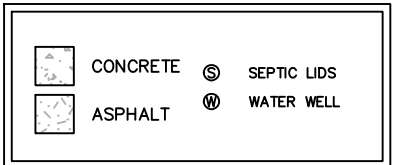
THENCE SOUTH 84°10'24" EAST, A DISTANCE OF 331.71 FEET TO A FOUND 5/8-INCH IRON ROD MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED UNTO JAMES D. GONDEK AND MARLENE K. GONDEK IN COUNTY CLERK'S FILE NO. 2001035359 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID GONDEK TRACT BEING KNOWN AS LOT 46 OF SAID LAKE CREEK RANCHETTES, FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°32'38" WEST, ALONG THE COMMON LINE OF SAID LOTS 45 AND 46, PASSING A FOUND 5/8-INCH IRON ROD AT A DISTANCE OF 618.47 FEET FOR REFERENCE, AND CONTINUE IN ALL A TOTAL DISTANCE OF 648.41 FEET TO A POINT IN THE CENTERLINE FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°23'10" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 331.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.006 ACRES (218,068 SQUARE FEET), MORE OR LESS.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BRYAN K. SINGLETARY IN COUNTY CLERK'S FILE NO. 2005121190 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 7, 2023, UNDER G.F. NO. 9994-23-33854.
- AN EASEMENT 10 FEET WIDE GRANTED TO H.L.&P. AT AND BELOW GROUND LEVEL AND EXTENDING UPWARD TO A PLANE 20 FEET ABOVE THE GROUND, AND FROM SAID PLANE AND UPWARD THE EASEMENT IS 30 FEET WIDE WITH THE SAME CENTERLINE AS AT GROUND LEVEL, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, AND WITH DOWN GUY EASEMENTS 3 FEET WIDE BY 35 FEET WHERE NECESSARY AS RECORDED IN VOL. 1028, PG. 94 AND VOL. 1029, PG. 570, D.R.M.C.



TITLE COMPANY:  
  
 713-621-5808  
 G.F. #: 9994-23-33854  
 ISSUE DATE: MAR 7, 2023  
 LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 5.006 ACRES (218,068 SQUARE FEET) SITUATED IN THE THOMAS J. NICHOLS SURVEY, ABSTRACT 397, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

SURVEYORS CERTIFICATE:  
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 17, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.  
 RICHARD FUSSELL  
 RPLS# 4148

CLIENT:  
 FARGO PROPERTIES GROUP, LLC.  
 ADDRESS:  
 40719 COUNTRY FOREST DRIVE  
 www.survey1inc.com  
 survey1@survey1inc.com  
 Survey 1, Inc.  
 Your Land Survey Company  
 Firm Registration No. 100758-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382  
 FIELD CREW: CM  
 TECH: SF  
 DRAFTER: MC  
 FINAL CHECK: EF  
 DATE: MAR. 22, 2023  
 JOB#: 3-121593-23

SCALE 1"=50'