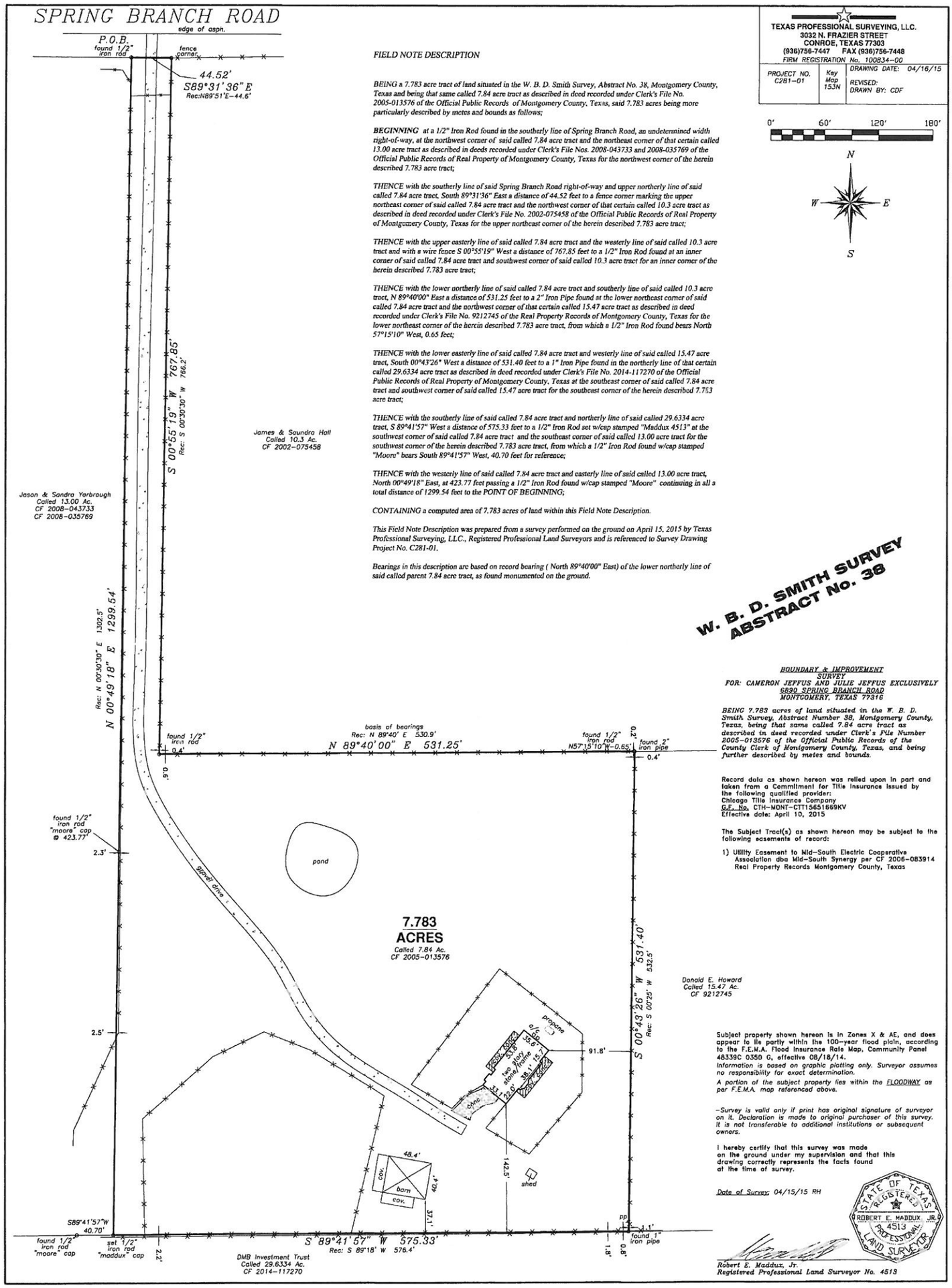

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. C281-01	Key Map 153N	DRAWING DATE: 04/16/15 REVISED: DRAWN BY: CDF

0' 60' 120' 180'

N W E S

FIELD NOTE DESCRIPTION

BEING a 7.783 acre tract of land situated in the W. B. D. Smith Survey, Abstract No. 38, Montgomery County, Texas and being that same called 7.84 acre tract as described in deed recorded under Clerk's File No. 2005-013576 of the Official Public Records of Montgomery County, Texas, said 7.783 acres being more particularly described by metes and bounds as follows;

BEGINNING *at a 1/2" Iron Rod found in the southerly line of Spring Branch Road, an undetermined width right-of-way, at the northwest corner of said called 7.84 acre tract and the northeast corner of that certain called 13.00 acre tract as described in deeds recorded under Clerk's File Nos. 2008-043733 and 2008-035769 of the Official Public Records of Real Property of Montgomery County, Texas for the northwest corner of the herein described 7.783 acre tract;*

THENCE with the southerly line of said Spring Branch Road right-of-way and upper northerly line of said called 7.84 acre tract, South 89°31'36" East a distance of 44.52 feet to a fence corner marking the upper northeast corner of said called 7.84 acre tract and the northwest corner of that certain called 10.3 acre tract as described in deed recorded under Clerk's File No. 2002-075458 of the Official Public Records of Real Property of Montgomery County, Texas for the upper northeast corner of the herein described 7.783 acre tract;

THENCE with the upper easterly line of said called 7.84 acre tract and the westerly line of said called 10.3 acre tract and with a wire fence S 00°55'19" West a distance of 767.85 feet to a 1/2" Iron Rod found at an inner corner of said called 7.84 acre tract and southwest corner of said called 10.3 acre tract for an inner corner of the herein described 7.783 acre tract;

THENCE with the lower northerly line of said called 7.84 acre tract and southerly line of said called 10.3 acre tract, N 89°40'00" East a distance of 531.25 feet to a 2" Iron Pipe found at the lower northeast corner of said called 7.84 acre tract and the northwest corner of that certain called 15.47 acre tract as described in deed recorded under Clerk's File No. 9212745 of the Real Property Records of Montgomery County, Texas for the lower northeast corner of the herein described 7.783 acre tract, from which a 1/2" Iron Rod found bears North 57°15'10" West, 0.65 feet;

THENCE with the lower easterly line of said called 7.84 acre tract and westerly line of said called 15.47 acre tract, South 00°43'26" West a distance of 531.40 feet to a 1" Iron Pipe found in the northerly line of that certain called 29.6334 acre tract as described in deed recorded under Clerk's File No. 2014-117270 of the Official Public Records of Real Property of Montgomery County, Texas at the southeast corner of said called 7.84 acre tract and southwest corner of said called 15.47 acre tract for the southeast corner of the herein described 7.783 acre tract;

THENCE with the southerly line of said called 7.84 acre tract and northerly line of said called 29.6334 acre tract, S 89°41'57" West a distance of 575.33 feet to a 1/2" Iron Rod set w/cap stamped "Maddux 4513" at the southwest corner of said called 7.84 acre tract and the southeast corner of said called 13.00 acre tract for the southwest corner of the herein described 7.783 acre tract, from which a 1/2" Iron Rod found w/cap stamped "Moore" bears South 89°41'57" West, 40.70 feet for reference;

THENCE with the westerly line of said called 7.84 acre tract and easterly line of said called 13.00 acre tract, North 00°49'18" East, at 423.77 feet passing a 1/2" Iron Rod found w/cap stamped "Moore" continuing in all a total distance of 1299.54 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 7.783 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 15, 2015 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. C281-01.

Bearings in this description are based on record bearing (North 89°40'00" East) of the lower northerly line of said called parent 7.84 acre tract, as found monumented on the ground.

W. B. D. SMITH SURVEY
ABSTRACT No. 38

BOUNDARY & IMPROVEMENT SURVEY
FOR: CAMERON JEFFUS AND JULIE JEFFUS EXCLUSIVELY
6830 SPRING BRANCH ROAD
MONTGOMERY, TEXAS 77316

BEING 7.783 acres of land situated in the W. B. D. Smith Survey, Abstract Number 38, Montgomery County, Texas, being that same called 7.84 acre tract as described in deed recorded under Clerk's File Number 2005-013576 of the Official Public Records of the County Clerk of Montgomery County, Texas, and being further described by metes and bounds.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
Chicago Title Insurance Company
G.F. No. CTH-MONT-GTT15651669KV
Effective date: April 10, 2015

The Subject Tract(s) as shown hereon may be subject to the following easements of record:

1) Utility Easement to Mid-South Electric Cooperative Association dba Mid-South Synergy per CF 2006-083914 Real Property Records Montgomery County, Texas

Subject property shown hereon is in Zones X & AE, and does appear to lie partly within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0350 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.
A portion of the subject property lies within the FLOODWAY as per F.E.M.A. map referenced above.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 04/15/15 RH

STATE OF TEXAS
REGISTERED
ROBERT E. MADDUX JR.
4513
PROFESSIONAL
LAND SURVEYOR

Robert E. Maddux, Jr.
Registered Professional Land Surveyor No. 4513