

ARCHIBALD HODGE SURVEY, A-18
MONTGOMERY COUNTY, TEXAS

SCALE 1"=100'

13.377 ACRES
LARRY & PATRICIA PHILIPS (DECEASED)
C.C.F. No. 2008-05000
O.P.R.M.C.

11.848 ACRES
GEN-TEX INVESTMENTS, INC.
C.C.F. No. 2011-10118
O.P.R.M.C.

(CALLED S 89°23'50" E)
S 89°10'24" E 789.32'

60' ROADWAY EASTMENT
C.C.F. No. 2015-102148
O.P.R.M.C.

8.9743 ACRES
GEN-TEX INVESTMENTS, INC.
C.C.F. No. 2008-114832
O.P.R.M.C.

20,000 ACRES
(871,200 SQUARE FEET)

23.00 ACRES
LARRY & PATRICIA PHILIPS (DECEASED)
C.C.F. No. 2007-051130
O.P.R.M.C.

11.880 ACRES
LARRY GLOMACKY
C.C.F. No. 2010-101148
O.P.R.M.C.

40,000 ACRES
JAMES BRADLEY BARRON
C.C.F. No. 2010-101148
O.P.R.M.C.

40,000 ACRES
JAMES BRADLEY BARRON
C.C.F. No. 2010-101148
O.P.R.M.C.

130.4 ACRES
JAMES R. BRIFRAND
VOLUME 1154, PAGE 329
M.C.D.R.

REMAINDER OF 230.4 ACRES
VOLUME 1154, PAGE 323
M.C.D.R.

NOTES AND BOUNDARY DESCRIPTION
SEE PAGE 327 OF THE
ARCHIBALD HODGE SURVEY, A-18
MONTGOMERY COUNTY, TEXAS

A tract of part of land containing 20,000 acres (871,200 square feet) out of the Archibald Hodge Survey, Section No. 18, Montgomery County, Texas, being a portion of the corner 40,000 acre tract conveyed to James Bradley Barron as recorded under Clerk's File No. 2010-102148 of the Official Public Records of Montgomery County (O.P.R.M.C.), said 40,000 acre tract is a portion of the 114,054 acre tract recorded in Volume 1154, Page 317 of the Montgomery County Real Records (M.C.R.R.), said 20,000 acre tract being more particularly described by notes and bounds as follows: (The same of bearing for this description is the monumented south line of said 40,000 acre tract called S007° 59' 28" 1/2 degrees 44 minutes WEST as recorded under said Clerk's File No. 2010-102148.)

COMMENCING at a 5/8-inch iron rod set at the southeast corner of said 40,000 acre tract, being the most westerly southeast corner of said 114,054 acre tract, and the northeast corner of the remainder of the 230.4 acre tract recorded in Volume 1154, Page 328 of the M.C.R.R., being in the east right-of-way line of Moses Eggett Road.

THENCE S007° 59' 28" 1/2 degrees 44 minutes WEST 1,287.02 feet along the north line of said remainder of the 230.4 acre tract and the north line of said 40,000 acre tract to a 5/8-inch iron rod set at the southeast corner and POINT OF BEGINNING of the herein described tract.

THENCE S007° 59' 28" 1/2 degrees 44 minutes WEST 800.00 feet along said north line of the remainder of the 230.4 acre tract and the north line of the 130.4 acre tract conveyed to James R. Brifrand, as recorded in Volume 1154, Page 329 of the M.C.R.R., to a 5/8-inch iron rod set at the northeast corner of the herein described tract.

THENCE NORTH 00° degrees 01' minutes 16 seconds EAST 7,207.92 feet (equal to 00° Deg. 34' 10" E 1,209.20 feet) along the east line of the 11.880 acre tract conveyed to Larry Glomacky as recorded under Clerk's File No. 2010-101148 of the O.P.R.M.C., to a 5/8-inch iron rod set at the northeast corner of the herein described tract.

THENCE S007° 59' 28" 1/2 degrees 10 minutes 24 seconds EAST (called S 89° Deg. 23'50" E) 789.32 feet along the south line of the 13.377 acre tract conveyed to Larry & Patricia Philips, as recorded under Clerk's File No. 2008-05000 of the O.P.R.M.C., and along the center line of a 60' wide roadway easement, to a 1/2-inch iron rod found at the northeast corner of the herein described tract.

THENCE S007° 59' 28" 1/2 degrees 31 minutes 28 seconds WEST along the east line of the 8.9743 acre tract conveyed to Gen-Tex Investments, Inc., as recorded under Clerk's File No. 2008-114832 of the O.P.R.M.C., at 400.00 feet crossing a 1/2-inch iron rod found at the southeast corner of said 8.9743 acre tract, being a northerly interior corner of said 40,000 acre tract, and continuing across said 40,000 acre tract to a total distance of 602.81 feet to a 5/8-inch iron rod set at an easterly corner of the herein described tract.

THENCE NORTH 89° degrees 28 minutes 21 seconds WEST 178.75 feet across said 40,000 acre tract, to a 5/8-inch iron rod set at an easterly interior corner of the herein described tract.

THENCE S007° 59' 28" 1/2 degrees 11 minutes 29 seconds WEST 392.51 feet across said 40,000 acre tract (871,200 square feet) of land.

- NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE 40,000 ACRE TRACT CALLED S 89°44' W, AS RECORDED UNDER CLERK'S FILE NO. 2010-102148 OF THE O.P.R.M.C.
 2. THE SUBJECT TRACT LIES WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, AND IS LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, AS RECORDED IN THE OFFICE OF THE COUNTY CLERK, MONTGOMERY COUNTY, TEXAS, ON DECEMBER 18, 1988.
 3. NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF SURVEY. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS THAT ARE NOT SHOWN.
 4. IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
 5. A NOTES AND BOUNDARY DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SURVEY AND IS ON FILE IN THE OFFICE OF OUR SURVEYING, INC. HEREIN DESCRIBED TRACT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

John R. Brifrand
REGISTERED PROFESSIONAL LAND SURVEYOR



BOUNDARY SURVEY
20,000 ACRES
OUT OF THE
ARCHIBALD HODGE SURVEY, A-18
MONTGOMERY COUNTY, TEXAS

CR SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1414 BIRKENHEAD DR. MARQUETTA, TEXAS 77864
OFFICE OF JAMES R. BRIFRAND, TEXAS 77864
EMAIL: jrb@crsurveying.com

Date: 02-29-13 Scale: 1"=100'
Drawn By: J.R.B. Checked By: J.R.B.
Job No. 02842-002-0-ENG Drawing No. C-128

LEGEND

PHD Found

LE Iron Rod

M.C.D.R. Montgomery County Deed Records

O.P.R.M.C. Official Public Records of Montgomery County

C.C.F. No. County Clerk File No.

IRON ROD