

# MONTGOMERY FARMS SECTION 1

BEING  
47.50 ACRES  
CONTAINING  
26 LOTS, 1 BLOCK,

AREA IN LOTS = 42.36 ACRES  
AREA IN ROAD DEDICATION = 5.14 ACRES

BEING A RESIDENTIAL SUBDIVISION  
OUT OF A CALLED 47.50 ACRE TRACT RECORDED IN MONTGOMERY COUNTY  
CLERK'S FILE NO. 2021-130910, IN THE N GRIFFITH SURVEY, ABSTRACT NO 16,  
MONTGOMERY COUNTY, TEXAS.

OWNER / DEVELOPER:  
JGL PROPERTIES LLC  
906 SERENE CT ERIE, CO 80516-2455

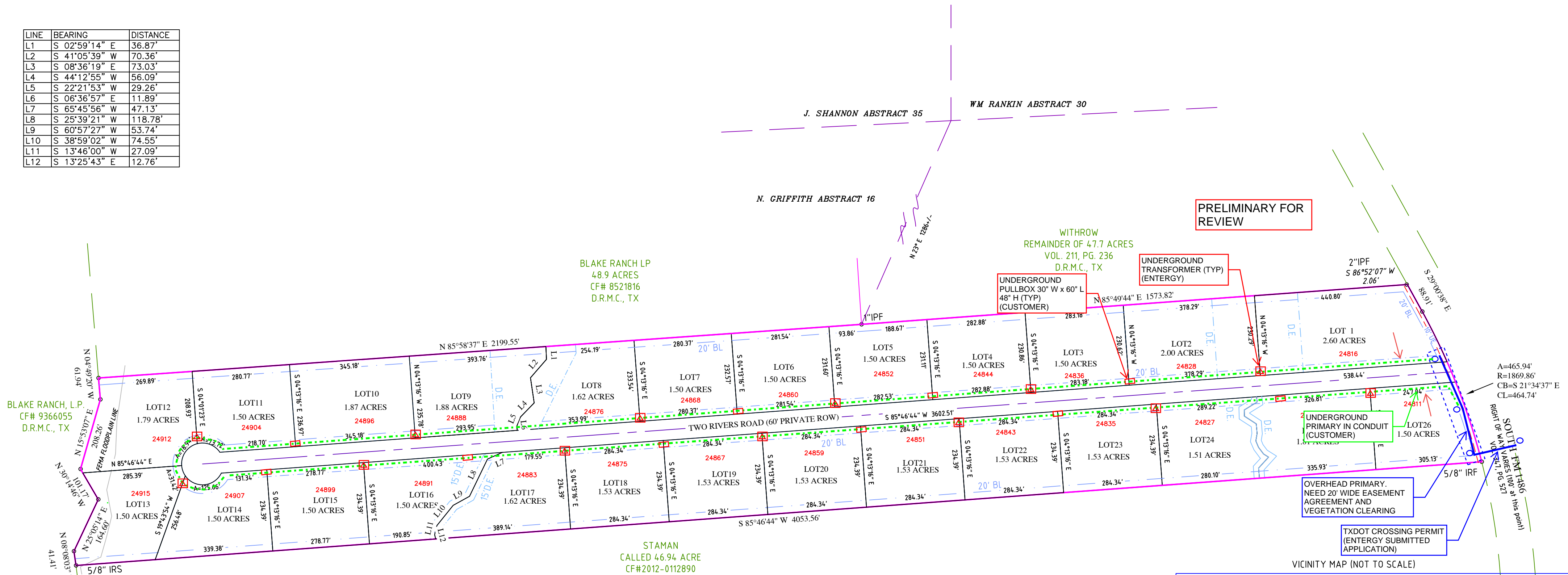
SURVEYOR: SURVTECH CORP  
P.O. BOX 1080 CONROE TX 77305

CENTRAL ZONE, No. 4203 GRID COORDINATES, AND MAY

THE BEARINGS SHOWN ARE BASED ON NAD 83, TEXAS

BE BROUGHT TO THE SURFACE BY APPLYING THE  
COMBINED SCALE 1.00002557148856

LINE	BEARING	DISTANCE
L1	S 02°59'14" E	36.87'
L2	S 41°05'39" W	70.36'
L3	S 08°36'19" E	73.03'
L4	S 44°12'55" W	56.09'
L5	S 22°21'53" W	29.26'
L6	S 06°36'57" E	11.89'
L7	S 65°45'56" W	47.13'
L8	S 25°39'21" W	118.78'
L9	S 60°57'27" W	53.74'
L10	S 38°59'02" W	74.55'
L11	S 13°46'00" W	27.09'
L12	S 13°25'43" E	12.76'



- Notes:
- 1) B.L. = BUILDING LINE
  - 2) U.E. = UTILITY EASEMENT
  - 3) D.E. = DRAINAGE EASEMENT
  - 4) A.E. = ACCESS EASEMENT
  - 5) I.R.S. = IRON ROD SET
  - 6) I.R.F. = IRON ROD FOUND
  - 7) R.P.R.M.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
  - 8) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
  - 9) M.R.M.C. TX. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
  - 10) ALL CORNERS ARE 5/8" IRON ROD SET UNLESS OTHERWISE
  - 11) THERE IS A 5' BUILDING LINE ON EITHER SIDE OF ALL LOT LINES UNLESS OTHERWISE NOTED
  - 12) THERE IS A 5' UTILITY & DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN  
FLOOD ZONE : X & A  
ACCORDING TO FEMA MAP PANEL No. 48339C0225G  
DATED: AUG 18, 2014

- PORTIONS OF THE SUBJECT PROPERTY ARE SUBJECT TO THE FOLLOWING EASEMENTS GRANTED TO THE SAN JACINTO RIVER AUTHORITY:
1. FLOWAGE AND INUNDATION EASEMENT UP TO 20' ABOVE MEDIAN SEA LEVEL.
  2. A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION UP TO 20' ABOVE MEDIAN SEA LEVEL.
  3. A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION BETWEEN 20' & 20' ABOVE MEDIAN SEA LEVEL.

Addressed: SE  
Signature: SE  
Approved: SE

07/06/2022 08:40  
MCECD - 911  
MONTGOMERY 77316

