

LINE	BEARING	DISTANCE
L1	N 68°31'21" E	122.72'
L2	S 86°51'51" E	579.29'
L3	S 04°01'31" E	272.90'

SYMBOL LEGEND

- WOOD FENCE
- AIR CONDITIONING UNIT
- ELECTRIC PEDESTAL
- GAS METER
- GENERATOR
- UNDERGROUND CABLE MARKER



JAY RICHARD RAY II AND
 CARISSA CYD RAY
 CALLED 62.6147 ACRES
 C.F. No. 2021056260
 O.P.R.M.C.T.

NORMAN R. STEWART, JR. AND
 JENNIFER H. STEWART
 CALLED 94.899 ACRES
 C.F. No. 9357628
 R.P.R.M.C.T.

LONE STAR ESTATES
 BLOCK 1
 CAB. M. SHEET 74
 M.R.M.C.T.

LOT 13

LOT 11

LOT 12

LOT 10

FND 1/2" I.R.

FND 1/8" I.R.

FND 1/2" I.R.

N 04°58'47" W 466.16'
 REC. 465.61'

REC 418.97"
 N 68°10'23" E 418.96'

S 14°15'34" W 462.69'
 REC. 463.07'

S 14°20'09" W 169.84'
 REC. 169.47'

S 87°51'45" W 192.57'
 REC. 192.36'

JAMES R. LANGLEY AND
 CAROL LOUISE LANGLEY
 CALLED 1.87 ACRES
 C.F. NO. 8044276
 R.P.R.M.C.T.

**BOUNDARY & IMPROVEMENT
 SURVEY**

GENERAL NOTES

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	22608_LOT 12
DATE	02-11-2022
DRAWN BY	GM
CHECKED BY	MSP
FIELD CREW	EL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

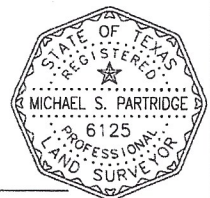
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0200G HAVING AN EFFECTIVE DATE OF 08/19/2014

BASIS OF BEARINGS, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4293), GRID MEASUREMENTS

TEXAS
 PROFESSIONAL LAND SURVEYORS
 3032 N. FRAZIER STREET - CONROE, TX
 77303 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM
 FIRM REGISTRATION NO. 100834-00

PURCHASER.....CHARLES ROLLINS
 ADDRESS.....204 KINGS LANE, MONTGOMERY, TX, 77356
 SURVEY.....BENJAMIN RIGBY, A 31
 SUBJECT.....LOT 12 BLOCK 1
 SUBDIVISION.....LONE STAR ESTATES
 RECORDING.....CABINET M SHEET 74, MAP RECORDS
 COUNTY.....MONTGOMERY

Michael S. Partridge
 Michael S. Partridge
 Registered Professional Land Surveyor No. 6125





Scale: 1" = 60'

SYMBOL LEGEND

- ▲— EDGE OF WATER
- FLOWLINE
- OVERHEAD ELECTRIC
- //— WOOD FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- MANHOLE
- POWER POLE
- SET SURVEY MONUMENT

**BENJAMIN RIGSBY SURVEY
ABSTRACT NO. 31**

LINE	BEARING	DISTANCE
L1	N 68°31'21" E	122.72'
L2	S 72°49'39" E	43.70'
L3	S 11°40'45" E	61.60'
L4	S 44°20'43" E	21.01'
L5	S 23°37'32" E	9.98'
L6	S 23°37'46" W	13.38'
L7	S 14°20'34" W	22.39'
L8	S 37°49'46" W	15.41'
L9	S 04°52'47" W	15.65'
L10	S 21°31'42" E	19.29'
L11	S 07°04'46" W	29.70'
L12	S 02°28'29" E	13.87'
L13	S 35°02'09" W	90.78'
L14	S 52°31'02" W	45.24'
L15	N 89°32'42" W	13.86'
L16	S 75°25'17" W	5.29'
L17	N 14°20'09" E	8.36'

NORMAN R. STEWART AND
JENNIFER H. STEWART
CALLED 94.899 ACRES
C.F. No. 9357628
R.P.R.M.C.T.

POB
FND 5/8" I.R.
N:10137389.80
E:3756170.72

1.137 ACRES

LOT 7

LOT 12

PORTION OF
LOT 11

REMAINDER OF
LOT 11

LONE STAR ESTATES
BLOCK 1
CAB. M, SHEET 74
M.R.M.C.T.

PORTION OF
LOT 10

REMAINDER OF
LOT 10



GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 1.137 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NUMBER 31, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF LOTS 10 AND 11, BLOCK 1, LONE STAR ESTATES SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CABINET M, SHEET 74 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.), SAID 1.137 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	22608_1.137AC
DATE	02-11-2022
DRAWN BY	TNK
CHECKED BY	DH
FIELD CREW	EL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4839C0200G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

TEXAS
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WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

PURCHASER.....CHARLES ROLLINS
ADDRESS.....KINGS LANE, MONTGOMERY, TX, 77356
SURVEY.....BENJAMIN RIGSBY, A - 31
SUBJECT.....1.137 ACRES, PORTION OF LOTS 10 & 11, BLOCK 1
SUBDIVISION.....LONE STAR ESTATES
RECORDING.....CABINET M, SHEET 74, MAP RECORDS
COUNTY.....MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

