

WALKER COUNTY
SCHOOL
LAND SURVEY
ABSTRACT 599

MONTGOMERY COUNTY
C.F. NO. 2011087320
O.P.R.M.C.

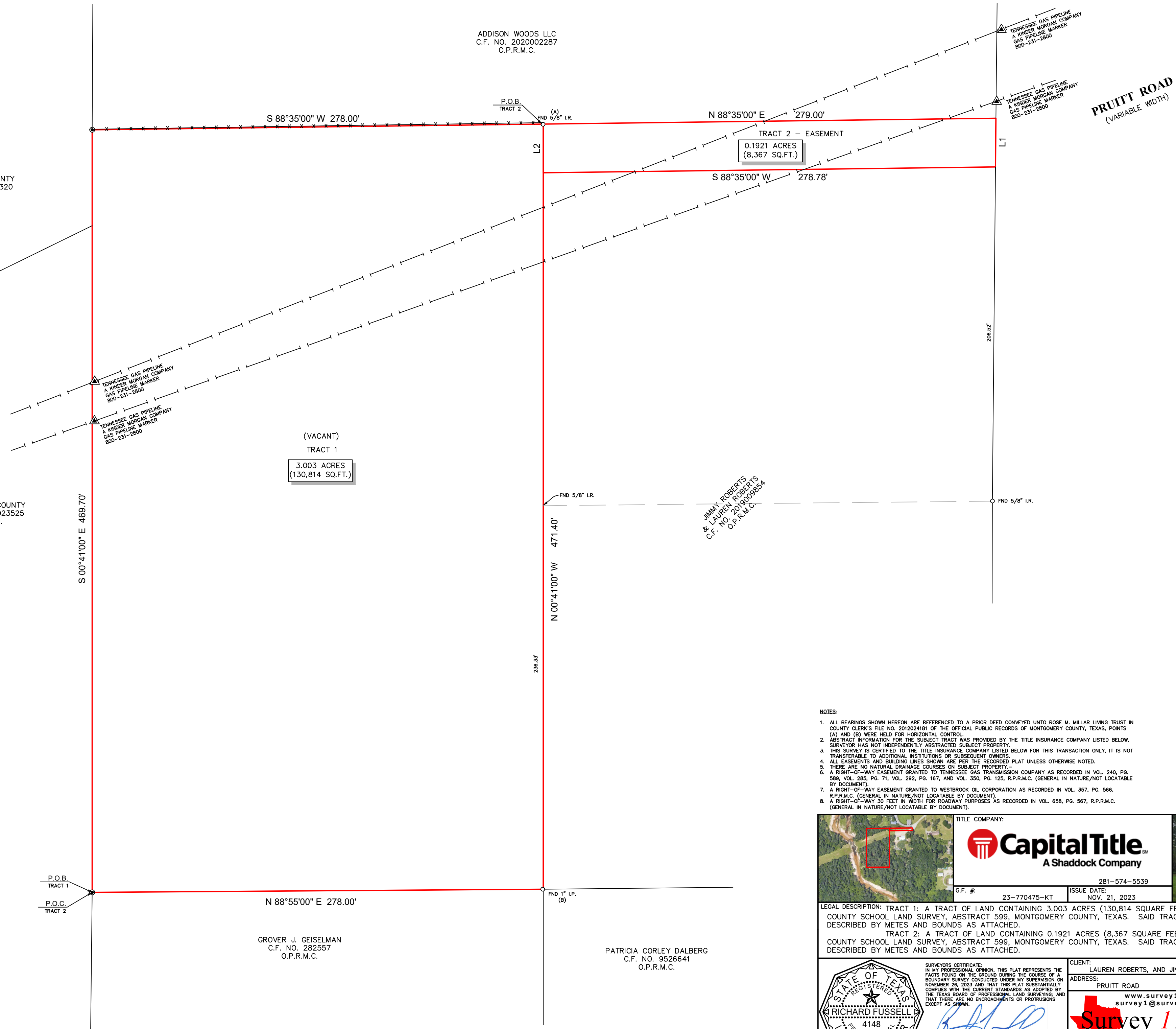
MONTGOMERY COUNTY
C.F. NO. 2012023525
O.P.R.M.C.

ADDISON WOODS LLC
C.F. NO. 2020002287
O.P.R.M.C.

JIMMY ROBERTS
& LAUREN ROBERTS
C.F. NO. 2019009854
O.P.R.M.C.

GROVER J. GEISELMAN
C.F. NO. 282557
O.P.R.M.C.

PATRICIA CORLEY DALBERG
C.F. NO. 9526641
O.P.R.M.C.



SCALE 1"=40'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ROSE M. MILLAR LIVING TRUST IN COUNTY CLERK'S FILE NO. 2012024181 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.
- A RIGHT-OF-WAY EASEMENT GRANTED TO TENNESSEE GAS TRANSMISSION COMPANY AS RECORDED IN VOL. 240, PG. 589, VOL. 285, PG. 71, VOL. 292, PG. 187, AND VOL. 350, PG. 125, R.P.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT).
- A RIGHT-OF-WAY EASEMENT GRANTED TO WESTBROOK OIL CORPORATION AS RECORDED IN VOL. 357, PG. 566, R.P.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT).
- A RIGHT-OF-WAY 30 FEET IN WIDTH FOR ROADWAY PURPOSES AS RECORDED IN VOL. 658, PG. 567, R.P.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT).

LEGEND

- FENCE
- WIRE
- SET 1/2" I.R. W/CAP MARKED "SURVEY 1"
- PIPELINE MARKER
- APPROXIMATE PIPELINE LOCATION

LINE	BEARING	DISTANCE
L1	S 00°16'00" E	30.01'
L2	N 00°41'00" W	30.00'

TITLE COMPANY:

281-574-5539

G.F. # 23-770475-KT ISSUE DATE: NOV. 21, 2023

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 3.003 ACRES (130,814 SQUARE FEET) SITUATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.1921 ACRES (8,367 SQUARE FEET) SITUATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S 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 NOVEMBER 28, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLES 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
RPS# 4148

CLIENT: LAUREN ROBERTS, AND JIMMY ROERTS, AND DONNA GREER

ADDRESS: PRUITT ROAD

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:	TECH:
RF	BK
DRAFTER:	FINAL CHECK:
MC	EF
DATE:	
NOV. 29, 2023	
JOB#	
11-129742-23	