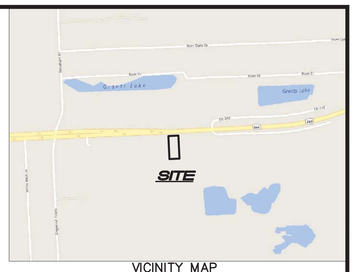
GRAPHIC SCALE

30 0 30 60

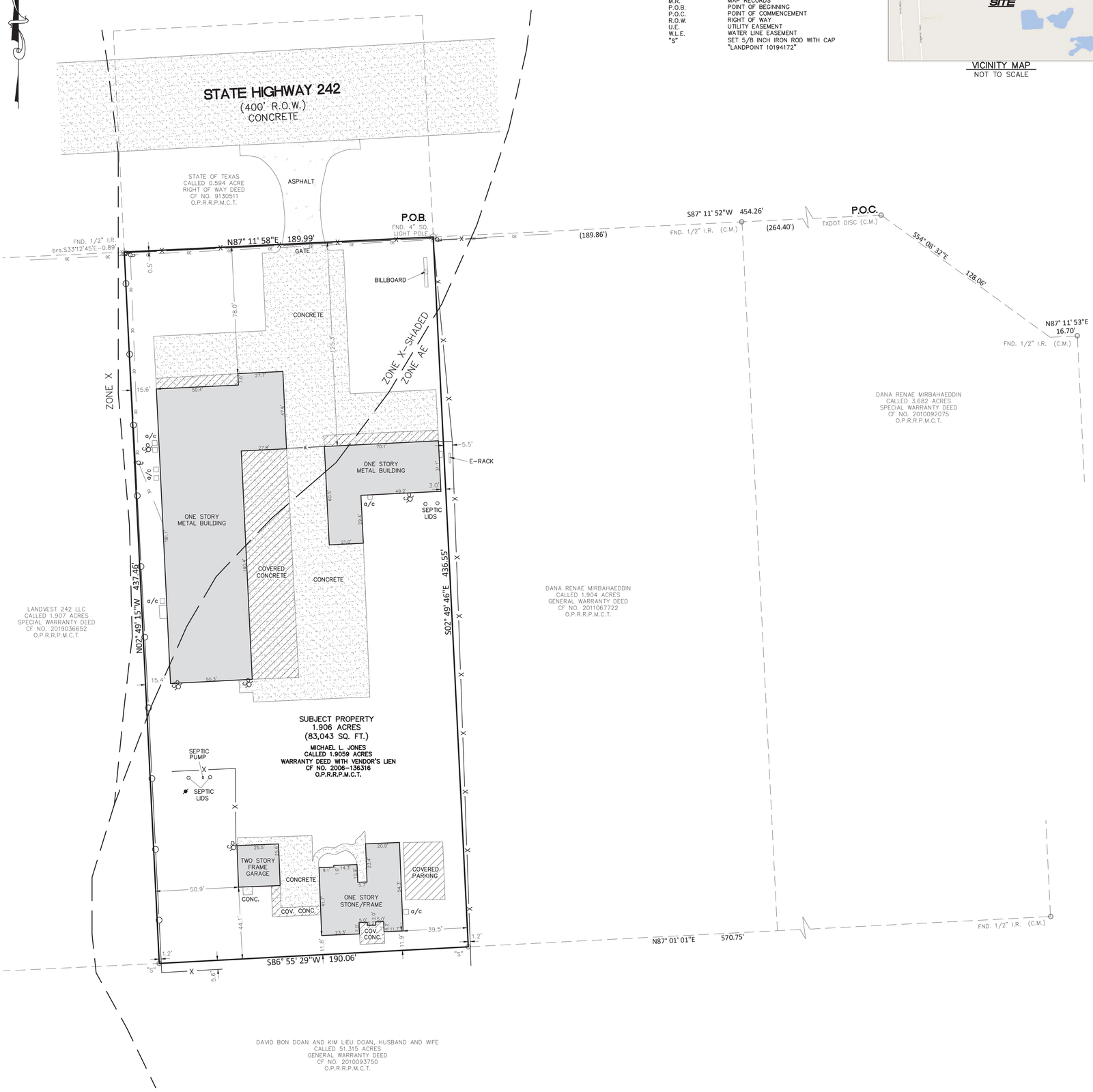
(IN FEET)
1 inch = 30 ft.

LEGEND / ABBREVIATIONS

BARBED WIRE	—— X ——	A	ABSTRACT
SHEET METAL FNC.	—— O ——	A.E.	AERIAL EASEMENT
POWER POLE	"D"	B.L.	BUILDING LINE
LIGHT POLE		C.F.	CLERK'S FILE NUMBER
OVERHEAD LINE	—— OE ——	C.M.	CONTROLLING MONUMENT
CLEANOUT		ESMT.	EASEMENT
SEPTIC SPRAYER		FND.	FOUND
PROPERTY MARKER		I.R.	IRON ROD
		I.P.	IRON PIPE
		O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
		M.C.T.	HARRIS COUNTY, TEXAS
		M.R.	MAP RECORDS
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		R.O.W.	RIGHT OF WAY
		U.E.	UTILITY EASEMENT
		W.L.E.	WATER LINE EASEMENT
		"S"	SET 5/8 INCH IRON ROD WITH CAP "LANDPOINT 10194172"



VICINITY MAP
NOT TO SCALE



BOUNDARY / IMPROVEMENT SURVEY
1.906 ACRES (83,043 SQ. FT.)
AS RECORDED UNDER
C.F. NO. 2006-136316
IN THE
MATILDA WILBURN SURVEY, A-597
MONTGOMERY COUNTY, TEXAS

LEGAL DESCRIPTION:

Being 1.906 acres (83,043 square feet) of land situated in the Matilda Wilburn Survey, A-597, Montgomery County, Texas, and being all of a called 1.9059 acres conveyed to Michael L. Jones by Warranty Deed with Vendor's Lien recorded under Clerk's File No. 2006-136316 of the Official Public Records of Real Property of Montgomery County, Texas; said 1.906 acres being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument with TXDOT brass disc found in the south right-of-way line of State Highway 242 (400 feet wide) for the north corner of a called 3.682 acres of land conveyed to Dana Renae Mirbahaeddin by Special Warranty Deed recorded under Clerk's File No. 2010092075 of the Official Public Records of Real Property of Montgomery County, Texas;

THENCE South 87°11'52" West, along the south right-of-way line of State Highway 242 common to the north line of said 3.682 acres passing at 264.40 feet a 1/2-inch iron rod found for the northwest corner of said 3.682 acres and the northeast corner of a called 1.904 acres of land conveyed to Dana Renae Mirbahaeddin by General Warranty Deed recorded under Clerk's File No. 2011067722 of the Official Public Records of Real Property of Montgomery County, Texas, continuing in all a total distance of 454.26 feet to a 4-inch square light pole found for the northwest corner of said 1.904 acres and the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 02°49'46" East, 436.55 feet along the west line of said 1.904 acres and the east line of the herein described tract to a 5/8-inch iron rod with cap (stamped 'Landpoint 10194172') set in the north line of a called 51.315 acres conveyed to David Bon Doan and Kim Lieu Doan, Husband and Wife by General Warranty Deed recorded under Clerk's File No. 2010093750 of the Official Public Records of Real Property of Montgomery County, Texas, for the southwest corner of said 1.904 acres and the southeast corner of the herein described tract;

THENCE South 86°55'29" West, 190.06 feet along the north line of said 51.315 acres and the south line of the herein described tract to a 5/8-inch iron rod with cap (stamped 'Landpoint 10194172') set for the southeast corner of a called 1.907 acres conveyed to Landvest 242 LLC., by Special Warranty Deed recorded under Clerk's File No. 2019036652 of the Official Public Records of Real Property of Montgomery County, Texas, and the southwest corner of the herein described tract;

THENCE North 02°49'15" West, 437.46 feet along the east line of said 1.907 acres and the west line of the herein described tract to a point in the south right-of-way line of said State Highway 242 for the northeast corner of said 1.907 acres and the northwest corner of the herein described tract from which a 1/2-inch iron rod found for reference bears South 33°12'45" East, 0.89 feet;

THENCE North 87°11'58" East, 189.99 feet along the south right-of-way line of said State Highway 242 and the north line of the herein described tract to the POINT OF BEGINNING, containing 1.906 acres (83,043 square feet) of land in Montgomery County, Texas.

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without the benefit of a title commitment and may not show all easement and encumbrances of record.

2. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.

3. Bearing based on Texas State Plane Coordinates, Central Zone (4203), NAD83.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Zones "X-SHADED" and "AE" in Montgomery County, Texas according to FEMA map number 48339C 0535G dated 08/18/2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

To: Michael L. Jones
I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345
Date: December 19, 2019

STATE OF TEXAS REGISTERED JAY DEAN CANINE 4345 PROFESSIONAL LAND SURVEYOR

OWNER		
MICHAEL L. JONES	FIELD BOOK	17/387
	FIELD WORK	JG
	DATE	10/23/19
	DRAFTING	CDF
	DATE	10/25/19
	CHECKED	RS
	DATE	10/25/19
ADDRESS	TITLE CO.	N/A
11054 STATE HIGHWAY 242	G.F. NO.	N/A
11066 STATE HIGHWAY 242	SCALE	1"=30'
CONROE, TEXAS 77385	KEY MAP	N/A
	JOB. NO.	19-1613

LANDPOINT

525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net
TBPLS REG. NO. 10194172

SHEET 1 OF 1

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