



3014 Avenue M Extended

Being a tract of land situated in the Joshua G. Smith Survey, Abstract Number 539 in Montgomery County, Texas, being the remainder tract of land conveyed to Barbara Lynn Hyland, by deed recorded in Instrument Number 2005-039296, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Evelyn Garcia, by deed recorded in Document Number 2011079156, Official Public Records, Montgomery County, Texas and being in the North line of Avenue M Extended (100 foot right-of-way);

THENCE South 75 degrees 00 minutes 00 seconds West, along said North line of Avenue M Extended, a distance of 298.80 feet to a point for corner;

THENCE North 14 degrees 21 minutes 38 seconds West, passing along that tract of land conveyed to David A. Searcy and spouse Peggy A. Weston, by deed recorded in Official Public Records, Mangum County, Texas, by deed recorded in Official Public Records, Mangum County, Texas, passing along that tract of land conveyed to Gregory A. Searcy and wife, Candy Searcy, by deed recorded in Document Number 2007-057560, Official Public Records, Mangum County, Texas, a distance of 358.33 feet to a point for corner, said corner being in the East line of said Southwest corner of that tract of land conveyed to Laura Jean Delish, by deed recorded in Document Number 5345829, Official Public Records, Mangum County, Texas;

THENCE North 75 degrees 49 minutes 49 seconds East, along the South line of said Delush tract, a distance of 489.98 feet to a point for corner, said corner being the Southeast corner of said Delush tract and being along the West line of that tract of land conveyed to Jose Cruz Acosta and wife, Rose Marie Acosta, by deed recorded in Document Number 2008-085357, Official Public Records, Montgomery County, Texas;

THENCE South 16 degrees 20 minutes 28 seconds East, along the West line of said Acosta tract, passing along that tract of land conveyed to Joe E. Lopez, a married man, by deed recorded in Document Number 2014090126, Official Public Records, Montgomery County, Texas, a distance of 142.15 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of aforesaid Garcia tract;

THENCE South 75 degrees 00 minutes 00 seconds West, along the North line of said Garcia tract, a distance of 208.46 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Garcia tract;

THENCE South 15 degrees 00 minutes 00 seconds East, along the West line of said Garcia tract, a distance of 208.94 feet to the POINT OF BEGINNING and containing 135,409 square feet or 3.11 acres of land.

SURVEYOR'S CERTIFICATE

[illegible]

Executed this 2nd day of August, 2017

C.N. Fauquier
Registered Professional Land Surveyor No. 4372



NOTE: According to the F.I.R.M. in Map No. 48339C0395G, this property does lie in Zone X
and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY:

REVISIONS		
DATE	BY	NOTES

LEGEND

1/8" MOIST ROOF FOUND PE POOL EXHAUSTION
1/2" MOIST ROOF REI COOLING
1" MOIST ROOF REI AC AIR CONDITIONING
FENCE POOL CONCRETE
FENCE FOUND
5/8" ROOF FOUND
MANCULONIAN ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
POWER POLE
ASPHALT PAVEMENT
GARAGE LIFT TRAIL
WOOD
6.5" MEAN LINE
BANK
IRON FENCE
PIPE FENCE
CENTRAL REGULATOR OR SUPPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVEMENT
DOUBLE SPLIT



3.11 ACRES

J.G. SMITH SURVEY, ABST. NO. 339

MONTGOMERY COUNTY, TEXAS

3014 AVENUE M EXTENDED

NOTES:
REWARDS ARE BASED UPON DEED RECORDED IN VOL. 357, PG. 329.