

- Notes:
- 1) Bearings are based upon the West line of said 26.585 acre tract. The East line of Longmire Road was held for directional control.
 - 2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - 3) The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.
 - 4) This survey is based in part on a Metes and Bounds description of even date.
 - 5) This plot of survey has been preformed with reliance upon title examination and abstracting performed by First American Title Guaranty Company under G.F. number 2543161-H043 with an effective date of August 21, 2020. This surveyor has not abstracted the subject tract.

Schedule B 10(e): Easement granted to Texas Interstate Gas Company recorded: in Volume 584 Page 386, of the Deed Records, Montgomery County, Texas. (Does Not Affect Subject Tract)

Schedule B 10(f): Easement granted to Gulf States Utilities Company recorded: in Volume 680 Page 346, of the Deed Records, Montgomery County, Texas. (Does Not Affect Subject Tract)

Schedule B 10(g): Easement granted to Gulf States Utilities Company recorded: in Volume 1162 Page 809, of the Deed Records, Montgomery County, Texas. (Does Not Affect Subject Tract)

Schedule B 10(h): Imposition of Access Easement recorded May 19, 2014 in County Clerk's File No. 2014-046306, of the Official Public Records, Montgomery County, Texas. (Shown on Survey)

Line Table		
Line #	Bearing	Distance
L1	N26° 53' 10"W	45.94
L2	N78° 56' 21"E	45.93
L3	N26° 53' 10"W	86.79
L4	S33° 00' 44"E	155.09
L5	N88° 08' 14"W	84.75
L6	S74° 42' 23"W	98.46
L7	S57° 33' 00"W	84.75
L8	S74° 42' 23"W	77.09


TSPS LAND TITLE SURVEY
12.126 ACRES OF LAND
IN THE JAMES EDWARDS SURVEY, A-190

MONTGOMERY COUNTY, TEXAS
Scale: 1" = 100'

REF: _____ MAP RECORDS
Date: September 8, 2020

To: Drew B. Huffaker, Karen Huffaker and First American Title Guaranty Company Exclusively,

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, TSPS Land Title Survey.


Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

GF# 2543161-H043 File # 99-B-45 (AC) Book LL Pg. _____
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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