

NOTES:

THE TREVENA TRACT APPEARS TO BE A REMAINDER TRACT. THE LEGAL DESCRIPTION APPEARS TO HOLD VERY OLD MEASUREMENTS IN THE NORTH-SOUTH DIRECTION (THE DISTANCES ARE IN ROUND VARAS) AND DOESN'T APPEAR TO REFERENCE ANY MONUMENTS WHICH WERE SET. NO MONUMENTS WERE FOUND.

THE SOUTHERN ADJOINER'S DESCRIPTION WOULD LEAVE A SIGNIFICANT VACANCY BETWEEN THE TREVENA TRACT AND THE SOUTHERN ADJOINER.

THE SOUTHERN ADJOINER'S DESCRIPTION FOLLOWS A FENCE LINE. NO EVIDENCE OF A FENCE WAS FOUND DURING THE COURSE OF THIS SURVEY.

LEGAL DESCRIPTION
4.7025 ACRES

BEING a 4.7025 acre tract of land being the same tract of land described in deed to John A. Raus, Trustee, Judith A. Raus Family Trust as recorded under Montgomery County Clerk's File Number 2016000354 in the T.P. Cartwright Survey, Abstract 652 and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8 inch iron rod found for the southerly cut back corner at the intersection of FM 1485 (100ft wide) and the west line of Loop 494 (100ft wide);

THENCE S 14°08'39" W 172.50 feet along the west line of said Loop 494 to a 5/8 inch iron rod with "HIROMS CORP." cap found in the north line of T.P. Cartwright Survey, Abstract Number 652, marking the northeast corner of the herein described tract of land and the PLACE OF BEGINNING;

THENCE S 14°08'39" W 577.79 feet along the west line of said Loop 494 to a 5/8 inch iron rod with "ATKINSON 5897" cap set for the southeast corner of the herein described tract of land and the northeast corner of a 40.591 acre tract of land described in deed to Randel Hendricks as recorded in 322531 of the Montgomery County Deed Records;

THENCE N 72°30'47" W 344.74 feet along the south line of the subject tract to a 5/8 inch iron rod with "ATKINSON 5897" cap set for the southwest corner of the herein described tract;

THENCE N 02°00'51" W 434.02 feet along the west line of the herein described tract to a 5/8 inch iron rod with "ATKINSON 5897" cap set in the north line of said T.P. Cartwright Survey;

THENCE N 87°17'39" E 485.80 feet along said T.P. Cartwright Survey line to the PLACE OF BEGINNING.

NOTE:
0.0291 Acres of this description is in conflict with the Hendricks deed to the south.

LEGAL DESCRIPTION
CONFLICT AREA
0.0291 ACRES

BEING a 0.0291 acre tract of land being the area of overlap between a 4.740 acre tract described in deed to John A Raus, Trustee, Judith A. Raus Family Trust as recorded under Montgomery County Clerk's File Number 2016000354 and the remainder of a 40.591 acre tract described in deed to Randel Hendricks recorded under 322531 of the Montgomery County Deed Records, located in the T.P. Cartwright Survey, Abstract 652 and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8 inch iron rod found for the southerly cut back corner at the intersection of FM 1485 (100ft wide) and the west line of Loop 494 (100ft wide);

THENCE S 14°08'39" W 172.50 feet along the west line of said Loop 494 to a 5/8 inch iron rod with "HIROMS CORP." cap found in the north line of T.P. Cartwright Survey, Abstract Number 652, marking the northeast corner of said Raus tract;

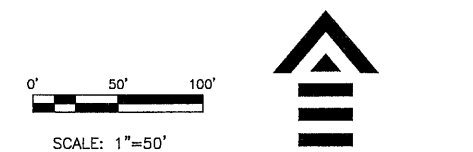
THENCE S 14°08'39" W 577.79 feet along the west line of said Loop 494 to a 5/8 inch iron rod with "ATKINSON 5897" cap set for the southeast corner of the said Raus tract and the northeast corner of said 40.591 acre tract of land, and also being the PLACE OF BEGINNING;

THENCE N 72°30'47" W 344.74 feet along the south line of said Raus tract to a 5/8 inch iron rod with "ATKINSON 5897" cap set for the southwest corner of the herein described tract;

THENCE N 02°00'51" W 7.28 feet along the west line of the said Raus tract to a point in the north line of said 40.591 acre tract;

THENCE N 85°29'14" E 1.25 feet along the north line of said 40.591 acre tract to a point for corner;

THENCE S 71°17'57" E 346.09 feet along the north line of said 40.591 acre tract to the PLACE OF BEGINNING.



NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 1983 DATUM

NOTE:
ACCORDING TO FEMA PANEL 48339C0600G DATED 08/18/2014 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

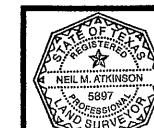
ZONE AE THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

FLOODWAY AREA IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED OUT WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

NOTE:
Finished Floor Elev. of Brookshire Brothers 95.52

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION III SURVEY.

BOUNDARY SURVEY OF 4.6672 ACRES OF LAND IN THE T.P. CARTWRIGHT SURVEY, ABSTRACT NO 652, MONTGOMERY COUNTY, TEXAS



ATKINSON ENGINEERS
Civil Engineers - Land Surveyors

BY: *Neil M. Atkinson*
REGISTERED PROFESSIONAL LAND SURVEYOR
T.S. & F.P. 00040002

DATE: 07-20-2018 SCALE: 1"=50' DRAWN BY: JB DWG. NO. 4300

LEGEND

bc	denotes back of curb
conc	denotes concrete
cl	denotes center line
ep	denotes edge of pavement
g	denotes gutter
hb	denotes top or high bank
M.C.C.F.N.	denotes MONTGOMERY COUNTY CLERK'S FILE NUMBER
M.C.D.R.	denotes MONTGOMERY COUNTY DEED RECORDS
M.C.M.R.	denotes MONTGOMERY COUNTY MAP RECORDS
IP	denotes iron pipe
IR	denotes iron rod
TxDot Monument	denotes concrete Monument w/ blu. cap stamped TxDot
PVC	denotes polyvinyl chloride pipe
RCP	denotes reinforced concrete pipe
HDPE	denotes high density polyethylene
TBM	denotes temporary benchmark
ue	denotes utility easement
⊙	denotes monument found and held for boundary
○	denotes set monument
⊕	denotes power pole
⊖	denotes fire hydrant
⊙	denotes temp. bench mark
⊙	denotes light pole
⊙	denotes guy wire
⊙	denotes telephone pull box
⊙	denotes cleanout
⊙	denotes water valve
—oe—	denotes overhead elec.
—ut—	denotes underground telephone
—g—	denotes buried gas utility
—x—	denotes barbed wire fence line
—o—	denotes chain link fence
—//—	denotes wood fence
— — —	denotes pipeline
—□—	denotes wrought iron fence

BENCH MARK:

FLOOD PLAIN REFERENCE MARKER NUMBER BL2200 IS A BRASS DISC STAMPED "KEEFER 1942" DESCRIBED BY COAST AND GEODETIC SURVEY 1942 (FBQ) STATION IS ABOUT 3.7 MILES SSW OF SPLENDORA, 150 YARDS E OF U.S. HIGHWAY 59 NEAR THE SW CORNER OF A SMALL CHICKEN FARM, THE PROPERTY OF J.H. LEDLOW. IT IS 50 YARDS E OF N-S RAILROAD TRACKS, 59 FEET E OF THE CENTER LINE OF N-S DIRT ROAD, 40 FEET E OF A N-S FENCE, 19 FEET N OF AN E-W FENCE, AND 3.5 FEET N OF A WHITE REFERENCE POST. ELEV.=113.10 FEET, NAVD DATUM 1988. 2001 ADJUSTED.

THIS SURVEY WAS PREPARED WITH OUT THE ASSISTANCE OF A TITLE REPORT.