

MONTGOMERY FARMS SECTION I

BEING
47.50 ACRES
CONTAINING
26 LOTS, 1 BLOCK,
AREA IN LOTS = 42.36 ACRES
AREA IN ROAD DEDICATION = 5.14 ACRES

OWNER: JENVELOPER,
JGL PROPERTIES, LLC
906 SHERENE CT ERIE, CO 80516-2455
SURVEYORS SURVITECH CORP
P.O. BOX 1080 CONROE, TX 77505

CENTRAL ZONE, No. 4203 GRID COORDINATES, AND MAY
THE BEARINGS SHOWN ARE BASED ON MAD 83, TEXAS
BE BROUGHT TO THE SURFACE BY APPLYING THE
COMBINED SCALE 1:100,255.714,855

LINE	BEARING	DISTANCE
L1	S 02°59'14" E	36.87'
L2	S 04°19'10" E	234.39'
L3	S 08°38'19" E	234.03'
L4	S 44°12'55" W	56.09'
L5	S 22°21'53" W	234.26'
L6	S 05°45'56" W	47.13'
L7	S 25°39'21" W	118.78'
L8	S 35°29'52" W	24.45'
L9	S 38°50'02" W	27.09'
L10	S 13°24'00" W	12.76'
L11	S 13°25'43" E	12.76'

Notes:

- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT
- 3) D.E. = DRAINAGE EASEMENT
- 4) A.E. = ACCESS EASEMENT
- 5) I.R.S. = IRON ROD SET
- 6) I.R.F. = IRON ROD FOUND
- 7) R.P.R.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 8) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- 9) T.R.C. = TOWN RECORDS OF MONTGOMERY COUNTY, TEXAS
- 10) C.O.S. = COUNTY ORDER SURVEY
- 11) THERE IS A 5' UTILITY & DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS
- 12) THERE IS A 5' UTILITY & DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN
FLOOD ZONE X & A
ACROSSING THE
DATED: **AUG 18, 2024**

PREPARED BY: JGL PROPERTIES, LLC
DRAWN BY: JGL PROPERTIES, LLC
DATE: **AUG 18, 2024**
MAP PANEL No. **4333K00295**

PROPERTY IS NOT BEING SURVEYED BY THE SURVEYOR'S SURVITECH CORP.
THE PROPERTY IS BEING SURVEYED BY THE SURVEYOR'S SURVITECH CORP.
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STAMAN
CALLED 46.94 ACRE
(C#H202-0112890)

BLAKE RANCH L.P.
489 ACRES
DR.M.C. TX

BLAKE RANCH L.P.
162 ACRES
DR.M.C. TX

BLAKE RANCH L.P.
188 ACRES
DR.M.C. TX

BLAKE RANCH L.P.
150 ACRES
DR.M.C. TX

BLAKE RANCH L.P.
150 ACRES
DR.M.C. TX

BLAKE RANCH L.P.
150 ACRES
DR.M.C. TX

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150 ACRES
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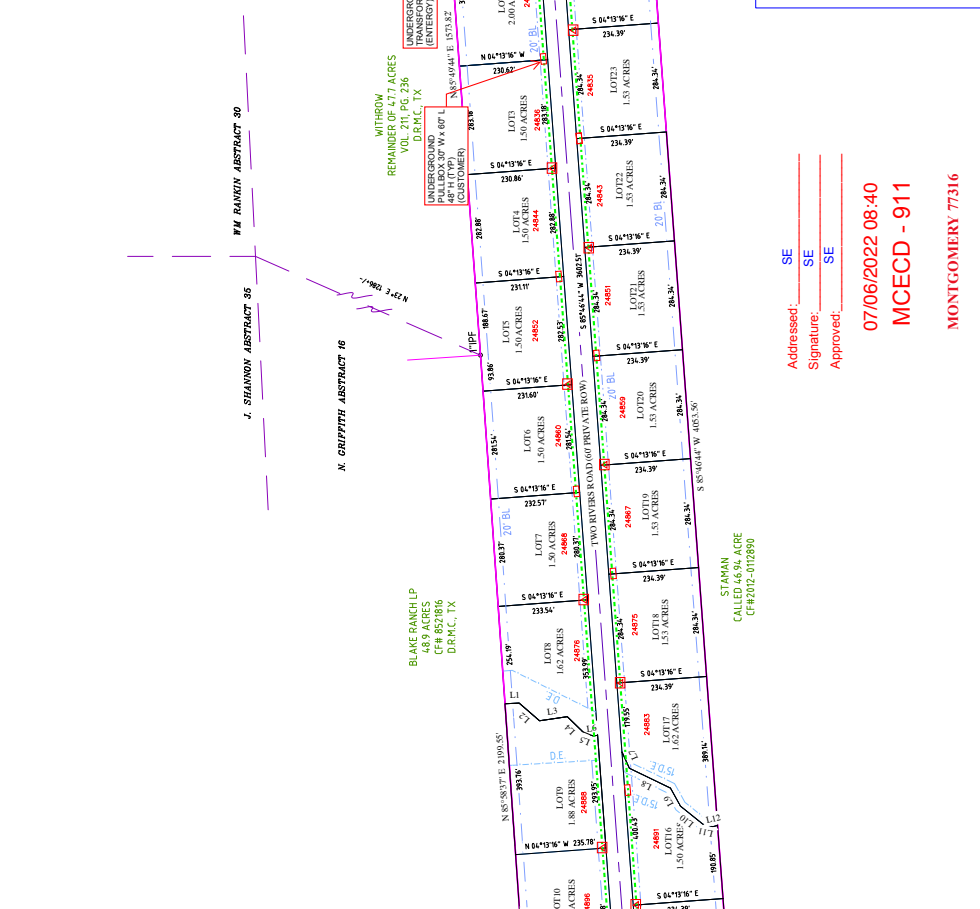
BLAKE RANCH L.P.
150 ACRES
DR.M.C. TX

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BLAKE RANCH L.P.
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BLAKE RANCH L.P.
150 ACRES
DR.M.C. TX

BLAKE RANCH L.P.
150 ACRES
DR.M.C. TX



PRELIMINARY FOR
REVIEW

Addressed: SE
Signature: SE
Approved: SE
07/06/2022 08:40
MCECD - 911
MONTGOMERY 77316

The vicinity map shows the location of the property within a larger geographic context, including nearby roads and landmarks. The title block contains the following information:
PROJECT: MONTGOMERY FARMS SECTION I
DATE: AUG 18, 2024
PREPARED BY: JGL PROPERTIES, LLC
DRAWN BY: JGL PROPERTIES, LLC
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PROJECT No.: 2024-0001
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