

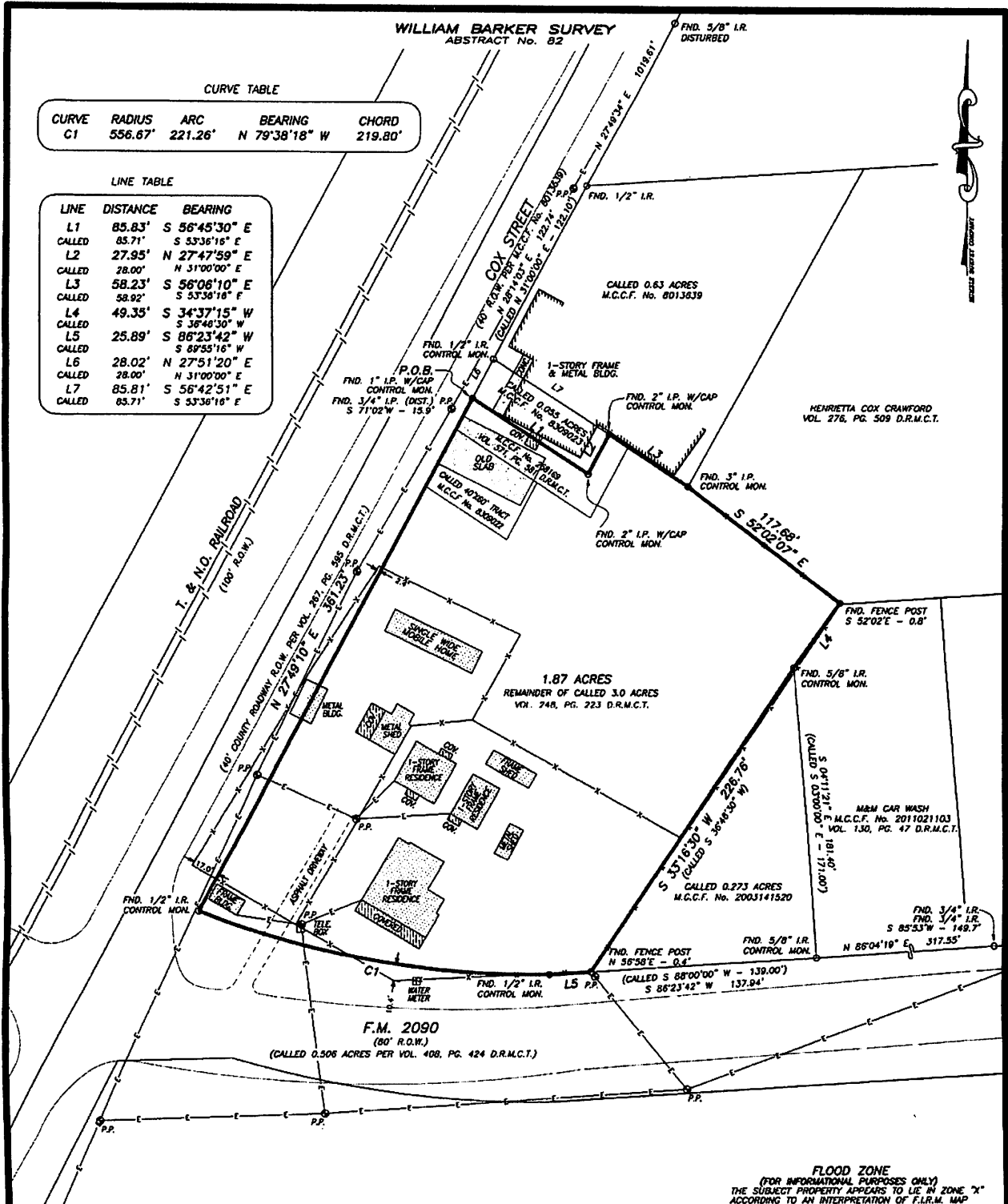
WILLIAM BARKER SURVEY  
ABSTRACT No. 82

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	556.87'	221.26'	N 79°38'18" W	219.80'

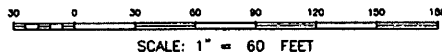
LINE TABLE

LINE	DISTANCE	BEARING
L1	85.83'	S 56°45'30" E
CALLED	85.71'	S 53°36'16" E
L2	27.95'	N 27°47'59" E
CALLED	28.00'	N 31°00'00" E
L3	58.23'	S 56°06'10" E
CALLED	58.92'	S 53°36'16" E
L4	49.35'	S 34°37'15" W
CALLED	49.35'	S 36°48'30" W
L5	25.89'	S 86°23'42" W
CALLED	28.00'	N 31°00'00" E
L6	28.02'	N 27°51'20" E
CALLED	28.00'	N 31°00'00" E
L7	85.81'	S 56°42'51" E
CALLED	85.71'	S 53°36'16" E



GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS TRACT.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 4) RESEARCH PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE CO., OF No. 12002849.
- 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
- 6) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
- 7) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.



**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.L.R.M. MAP NO. 4833800281F, DATED 12-19-1998.  
THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SURVEY PREPARED FOR: JO SMITH

**DESCRIPTION OF PROPERTY:**  
1.87 ACRES, BEING THE REMAINDER OF A CALLED 3.0 ACRE TRACT AS RECORDED IN VOLUME 248, PAGE 223 DEED RECORDS MONTGOMERY COUNTY, TEXAS & SITUATED IN THE WILLIAM BARKER SURVEY, A-82, MONTGOMERY COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, JUNE 28, 2012.

LOUIS W. BERGMAN IV  
R.P.L.S. NO. 5815

**HUMBLE SURVEYING COMPANY**  
1032 First Street Suite C  
Humble, TX 77338  
(281) 446-0118 Fax (281) 446-5147  
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File Name: 12-168.dwg  
Scale: 1" = 60'  
Date: 7-10-2012  
Drawn by: FG  
Surveyed by: EE-AL-JL

# HUMBLE SURVEYING COMPANY

1032 First Street, Suite C  
Humble, Texas 77338  
Phone: (281) 446-0118 Fax: (281) 446-5147

## LEGAL DESCRIPTION

### 1.87 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.87 ACRES SITUATED IN THE WILLIAM BARKER SURVEY, ABSTRACT No. 82, MONTGOMERY COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 3.0 ACRE TRACT AS RECORDED IN VOLUME 248, PAGE 223, DEED RECORDS MONTGOMERY COUNTY, TEXAS; SAID 1.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

**BEGINNING** at a 1-inch iron pipe with cap found in the east margin of Cox Street (40 foot R.O.W. per Montgomery County Clerk's File No. 8013639) for the northwest corner of this herein described tract, from which a found disturbed 3/4 inch iron pipe bears: South 71 degrees 02 minutes West, a distance of 15.9 feet, and a found 1/2 inch iron rod bears: North 27 degrees 51 minutes 20 seconds East, a distance of 28.02 feet (called North 31 degrees 00 minutes 00 seconds East, a distance of 28.00 feet);

THENCE South 56 degrees 45 minutes 30 seconds East, a distance of 85.83 feet (called South 53 degrees 36 minutes 16 seconds East, a distance of 85.71 feet) with the common line of a called 0.055 acre tract as recorded in Montgomery County Clerk's File No. 8309023 to a 2-inch iron pipe with cap found for a corner of this herein described tract;

THENCE North 27 degrees 47 minutes 59 seconds East, a distance of 27.95 feet (called North 31 degrees 00 minutes 00 seconds East, a distance of 28.00 feet) with the common line of said 0.055 acre tract to a 2-inch iron pipe with cap found for a corner of this herein described tract;

THENCE South 56 degrees 06 minutes 10 seconds East, a distance of 58.23 feet (called South 53 degrees 36 minutes 16 seconds East, a distance of 58.92 feet) with the common line of a called 0.63 acre tract as recorded in Montgomery County Clerk's File No. 8013639 to a 3-inch iron pipe found for a corner of this herein described tract;

THENCE South 52 degrees 02 minutes 07 seconds East, a distance of 117.68 feet with the common line of the called Henrietta Cox Crawford tract as recorded in Volume 276, Page 509, Deed Records Montgomery County, Texas to a point for the northeast corner of this herein described tract, from which a found fence post bears: South 52 degrees 02 minutes East, a distance of 0.8 feet;

THENCE South 34 degrees 37 minutes 15 seconds West, a distance of 49.35 feet (called South 36 degrees 46 minutes 30 seconds West) with the common line of the called M&M Car Wash tract as recorded in Montgomery County Clerk's File No. 2011021103 and Volume 130, Page 47, Deed Records Montgomery County, Texas to a 5/8 inch iron rod found for a corner of this herein described tract;

THENCE South 33 degrees 16 minutes 30 seconds West, a distance of 226.76 feet (called South 36 degrees 46 minutes 30 seconds West) with the common line of a called 0.273 acre tract as recorded in Montgomery County Clerk's File No. 2003141520 to a point in the north margin of F.M. 2090 (80 foot R.O.W.) for the southeast corner of this herein described tract, from which a found fence post bears: North 56 degrees 58 minutes East, a distance of 0.4 feet;

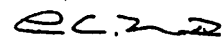
THENCE South 86 degrees 23 minutes 42 seconds West, a distance of 25.89 feet (called South 89 degrees 55 minutes 16 seconds West) with the north margin of said F.M. 2090 to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE with the north margin of F.M. 2090, around a curve in a clockwise direction having an arc distance of 221.26 feet, a radius of 556.67 feet, and a chord of North 79 degrees 38 minutes 18 seconds West, a distance of 219.80 feet to a 1/2 inch iron rod found in the east margin of said Cox Street for the southeast corner of this herein described tract;

THENCE North 27 degrees 49 minutes 10 seconds East, a distance of 361.23 feet with the east margin of said Cox Street to the **POINT OF BEGINNING** and containing 1.87 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, June 28, 2012.



Louis W. Bergman, IV  
R.P.L.S. No. 5815  
12-168

