

Notes:

- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- 2) This survey is based in part on a Metes and Bounds description of even date.
- 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 plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under G.F. number 2233845 with an effective date of June 23, 2022. This surveyor has not abstracted the subject tract.

Montgomery Historical Society  
 Charter Number 407581  
 Called .25 Acre  
 C.C.F.N. 8411306  
 R.P.R.M.C.T.

Fnd. 5/8" I.R.  
 Controlling Monument  
 SEC 0.25 Acre

Fnd. 1/2" I.R. (Bent)  
 SWC 0.25 Acre

(.25 Acre Deed Call: N89°49'E, 110.00')  
**N87°11'52"E 109.86'**  
 Wood Fence

**Farm to Market 149**

(A.K.A. Liberty Street) (50' R.O.W.)  
 Vol. 391, Pg. 304, Vol. 391, Pg. 317,  
 Vol. 285, Pg. 47 & Vol. 289, Pg. 331 D.R.M.C.T.  
 Vol. 5, Pg 105 C.C.M.M.C.T.  
 C.C.F.N 99100003 R.P.R.M.C.T.

(0.9628 Acre Deed Call: North)  
 (0.011 Acre Deed Call: N02°18'19"E, 165.80')  
**N02°38'21"W 165.81'**

Meter Loop  
 Power Pole  
 Overhead Electric

**0.467 Acre**

Out of Virginia Lee Adams  
 Called .9628 Acre  
 C.C.F.N. 2006-139772  
 R.P.R.M.C.T.

**S02°37'40"E 176.34'**  
 (0.9628 Acre Deed Call: South)  
 Line For Directional Control

**McCowan Street**  
 (City Maintained)

Fnd. 5/8" I.R. w/cap  
 "Glezman R.P.L.S. 4627"  
 North Corner 0.011 Acre  
 Fnd. 5/8" I.R. w/Aluminum  
 "Tx Dot" Disk Bears  
 N57°58'02"E, 0.22'

Power Pole  
**N57°29'52"W**  
**57.18'**  
 (0.011 Acre Deed Call:  
 N57°15'15"W, 57.43')

Fnd. 5/8" I.R. w/cap  
 "Glezman R.P.L.S. 4627"  
 East Corner 0.011 Acre

Electric Box  
 Brick Sign  
 Fire Hydrant

**S67°34'03"W**  
**67.02'**  
 (0.9628 Acre Deed Call: S70°06'W)  
**State Highway 105**  
 (A.K.A. Eva Street) (80' R.O.W.)  
 Vol. 243, Pg. 581 & Vol. 248, Pg. 335 D.R.M.C.T.  
 Vol. 5, Pg 29 C.C.M.M.C.T.  
 C.C.F.N 99100003 R.P.R.M.C.T.

POINT OF BEGINNING  
 Fnd. "X" in Concrete  
 Controlling Monument  
 SEC 0.9628 Acre  
 North: 10135604.0730  
 East: 3758241.5300  
 Fnd. 5/8" I.R. w/Aluminum  
 "Tx Dot" Disk  
 N22°47'38"W, 0.91'

LAND SURVEY  
 0.467 ACRE OF LAND  
 THE JOHN CORNER SURVEY, A-8

MONTGOMERY COUNTY, TEXAS REF: \_\_\_\_\_ MAP RECORDS  
 Scale: 1" = 30' Date: August 5, 2022

To: Montgomery Economic Development Corporation and Stewart Title Guaranty Company, Exclusively

I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

*Taren Hanks*  
 Taren Hanks  
 Registered Professional  
 Land Surveyor No. 6787



GF# 2233845 File # 22-B-78 AC Book LL Pg \_\_\_\_\_  
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