

TITLE COMPANY:

stewart
title guaranty company

COURTNEY MINGA

832-482-1880

G.F. #:

2232678

ISSUE DATE:

FEB. 2, 2022

LOT 7
LOIS LANE DEVELOPERS
C.F. NO. 2007135542
O.P.R.M.C.

LOT 8
DENNIS P. MURRAY
& MARY L. MURRAY
F.C. NO. 940-01-1754
O.P.R.M.C.
S00°21'00"W 100.00'

LOT 9
HUMBERTO I. TORRES
C.F. NO. 2018115625
O.P.R.M.C.

THOMAS TAYLOR
SURVEY
ABSTRACT 546

5' ESMT.
VOL. 730, PG. 680

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

5'x20' A.E. SCALE 1"=30'
VOL. 730, PG. 680

SWEETGUM FOREST
(UNRECORDED)

LOT 20
COOPER HOLDINGS INC.
C.F. NO. 2020114624
O.P.R.M.C.

LOT 21
JAMES O. PULLEN
F.C. NO. 393-10-0700
O.P.R.M.C.

0.5000 ACRES
(21,780 SQ.FT.)

LOT 22
WOODLAND LANE
CERAMICS LLC.
C.F. NO. 2020039531
O.P.R.M.C.

N89°49'00"E 217.81'

S89°49'00"W 217.81'

LEGEND

	FENCE
	WOOD
	CONCRETE
	GRAVEL
	A.E. = AERIAL EASEMENT
	SEPTIC LID

P.O.B.
SW. CORNER OF
COOPER HOLDINGS
TRACT

FND 5/8" I.R.

N00°21'00"E 100.00'

SWEETGUM LANE

(60' R.O.W.)

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

200.00'

FND 5/8" I.R.
(B)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JAMES O. PULLEN, RECORDED IN FILM CODE NO. 393-10-0700 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5000 ACRES (21,780 SQUARE FEET) SITUATED IN THE THOMAS TAYLOR SURVEY, ABSTRACT 546, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEB. 3, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT:

MARTIN MAGALLANES & CARMINA MAGALLANES

ADDRESS:

3302 SWEETGUM LANE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: MW	TECH: SF
DRAFTER: SF	FINAL CHECK: EF
DATE: FEB. 4, 2022	
JOB# 2-107675-22	

[Handwritten Signature]

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5000 ACRES (21,780 SQUARE FEET) SITUATED
IN THE THOMAS TAYLOR SURVEY, ABSTRACT 546
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.5000 acres (21,780 square feet), situated in the Thomas Taylor Survey, Abstract 546, Montgomery County, Texas, being all of a tract of land conveyed unto James O. Pullen, by deed recorded under Film Code No. 393-10-0700 of the Official Public Records of Montgomery County, Texas, being more commonly known as Lot 21, of Sweetgum Forest, an unrecorded subdivision in Montgomery County, Texas. Said 0.5000-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the east right-of-way line of Sweetgum Lane (60 feet wide) for the southwest corner of a tract of land conveyed unto Cooper Holdings Inc., by deed recorded under County Clerk's File No. 2020114624 of the Official Public Records of Montgomery County, Texas, being more commonly known as Lot 20, of said Sweetgum Forest, and for the northwest corner of the said tract herein described;

THENCE North 89°49'00" East, a distance of 217.81 feet to a found 1/2-inch iron rod for the common corner of Lots 21, 20, 7 and 8, of said Sweetgum Forest, and the northeast corner of the said tract herein described;

THENCE South 00°21'00" West, a distance of 100.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the common corner of Lots 21, 8, 9 and 22, of said Sweetgum Forest, and the southeast corner of the said tract herein described;

THENCE South 89°49'00" West, a distance of 217.81 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the east right-of-way line of said Sweetgum Lane for the common westerly corner of said Lots 21 and 22, and the southwest corner of the said tract herein described;

THENCE North 00°21'00" East, with said east right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.5000 acres (21,780 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Feb. 4, 2022, job number 2-107675-22.




