

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

HEUERMANN-BURNS SUBDIVISION SECTION 1

A SUBDIVISION OF 10.139 ACRES OF LAND
IN THE JACOB SHANNON SURVEY, A - 35
MONTGOMERY COUNTY, TEXAS
Containing 2 Lots, in 1 Block

September, 2020
OWNER/DEVELOPER

T & G Investment Properties, LLC K & D Land Investments, LLC
24295 Powers Court P. O. Box 100
Montgomery, Texas 77316 Dobbins, Texas 77333
(936) 537-5897 (936) 520-3120
Fax: (936) 597-8268 Fax: (936) 597-8268
Email-tjimfab4@yahoo.com Email-allaroundtree@consolidated.net

10.088 Acres
Horal I. Jones, Jr.
& wife Paula J. Jones
C.C.F.N. 9627335 M.C.R.P.R.

Line #	Direction	Length
L1	S03°39'09"E	518.00
L2	S72°27'04"W	62.75
L3	S03°39'09"E	787.63

NOTES:
1. U.E. INDICATES UTILITY EASEMENT.

2. B.L. INDICATES BUILDING LINE.

3. D.E. INDICATES DRAINAGE EASEMENT.

4. C.C.F.N. INDICATES COUNTY CLERKS' FILE NUMBER

5. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS

6. M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS

7. M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS

8. THERE IS A 5' BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.

9. THIS PROPERTY DOES NOT LIE WITHIN THE 1.0% ANNUAL CHANCE FLOOD HAZARD ZONE (100 YEAR FLOOD PLAIN) ACCORDING TO F.I.R.M. MAP PANEL NO. 48339C0325 G, EFFECTIVE DATE: AUGUST 18, 2014.

10. 5/8" IRON RODS WITH CAP STAMPED "JEFFREY MOON RPLS 4639" SET AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

11. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U.S. FOOT (TX83-CF).

12. SUBJECT TO THE FOLLOWING:

GULF STATES UTILITIES COMPANY EASEMENT RECORDED IN VOL. 122, PG. 114
M.C.D.R. (UNABLE TO PLOT)

HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 618, PG. 479
M.C.D.R. (UNABLE TO PLOT)

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION EASEMENT RECORDED UNDER
C.C.F.N. 8222735 & 8224820 M.C.R.P.R. (UNABLE TO PLOT)

GULF STATES UTILITIES COMPANY EASEMENT RECORDED UNDER C.C.F.N. 8029455
M.C.R.P.R. (SHOWN)

GULF STATES UTILITIES COMPANY EASEMENT RECORDED UNDER C.C.F.N. 8112893
M.C.R.P.R. (SHOWN)

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION EASEMENT RECORDED UNDER
C.C.F.N. 8224818 M.C.R.P.R. (SHOWN)

DOBBS-PLANTERSVILLE WATER SUPPLY CORP. EASEMENT RECORDED UNDER
C.C.F.N. 2000-068377 M.C.R.P.R. (BLANKET)

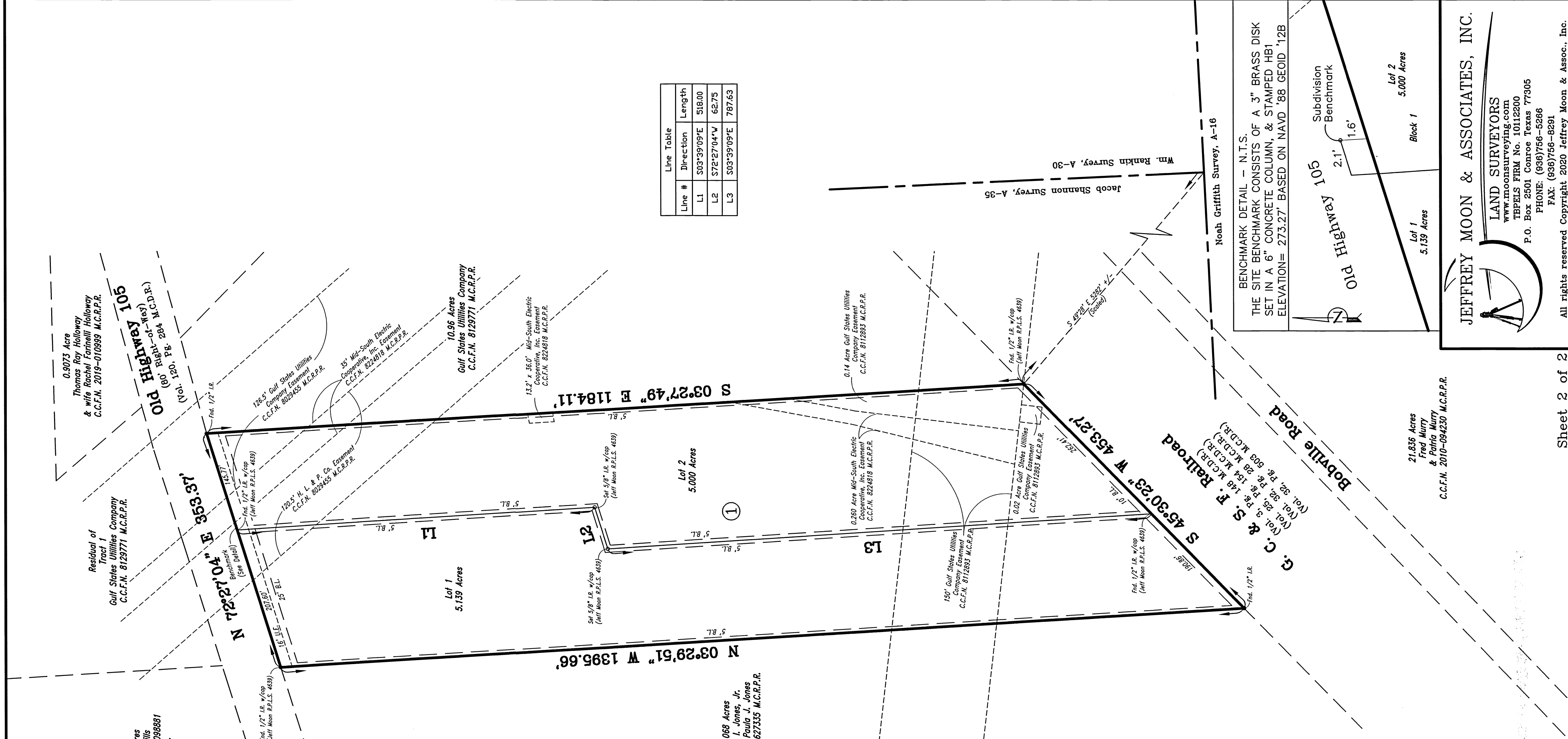
MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION EASEMENT RECORDED UNDER
C.C.F.N. 2000-087504 M.C.R.P.R. (BLANKET)

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION EASEMENT RECORDED UNDER
C.C.F.N. 2001-019850 M.C.R.P.R. (BLANKET)

DOBBS-PLANTERSVILLE WATER SUPPLY CORP. EASEMENT RECORDED UNDER
C.C.F.N. 2002-024458 M.C.R.P.R. (BLANKET)

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION EASEMENT RECORDED UNDER
C.C.F.N. 2002-095241 M.C.R.P.R. (BLANKET)

DOC # 2020147286
Cabinet 00Z Sheet 6912

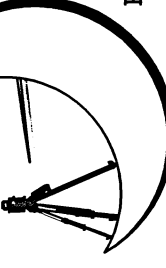


BENCHMARK DETAIL - N.T.S.
THE SITE BENCHMARK CONSISTS OF A 3" BRASS DISK
SET IN A 6" CONCRETE COLUMN, & STAMPED HB1
ELEVATION= 273.27' BASED ON NAVD '88 GEOD '12B

Old Highway 105
Subdivision
Benchmark
1.6'

Lot 1
5.139 Acres
Block 1
Lot 2
5.000 Acres

JEFFREY MOON & ASSOCIATES, INC.



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