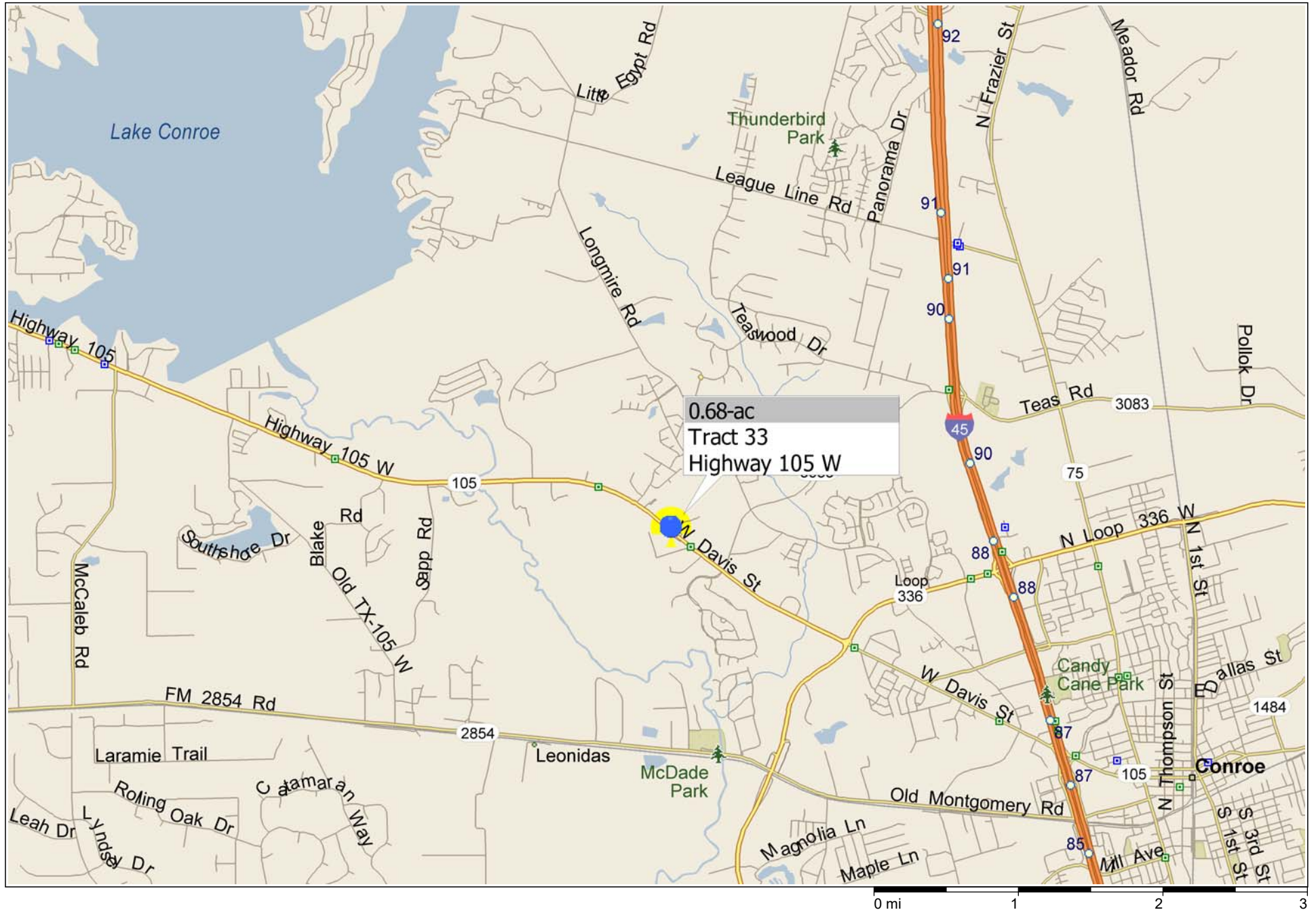


\*\*\* 0.68-AC \*\*\* Tract 33 Highway 105 W with access from Hart Rd



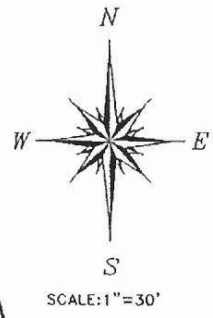
**JOHN McDILLON SURVEY  
ABSTRACT NO. 347**

12.65 AC  
Allen Acquisitions, LTD  
CF 2005-010166

Remainder of 2.683 AC  
to Bennie Doyle  
CF 2000-109587  
to CABO Properties LLC  
CF 2009-006638

**0.677  
ACRE**

1.000 AC  
John Kovach  
CF 2001-114084  
CF 2002-031072



N 73°05'29" E  
9.90'

Ind. 1/2"  
Iron rod

Ind. 1-1/2"  
Iron pipe

N 38°00'28" E  
201.45'

Ind. 1/2"  
iron rod

S 15°41'47" E  
285.47'

STATE HIGHWAY  
NO. 105  
N 51°36'44" W  
205.12'

BEING a 0.677 acre tract of land situated in the John McDillon Survey, Abstract No. 347, Montgomery County, Texas, and being a portion of a called 2.683 acre tract described in deed to Bennie Doyle recorded under County Clerk's File No. 2000-019587 of the Official Public Records of Montgomery County, Texas, said 0.677 acre tract being more particularly described by attached Metes and Bounds.

Grave drive

20' Roadway Easement  
HART ROAD Ind.P.K.  
asphalt road nail

POINT OF BEGINNING  
Ind. 1/2" Iron rod  
SWC 2.683 AC  
parent tract

S 74°11'00" W  
51.94'



I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 27 August 2009

Michael C. Warren  
Registered Professional Land Surveyor No. 4935

QUADRANT SOLUTIONS  
P.O. BOX 1343 WILLIS, TEXAS 77378  
(936) 858-8989  
PROJECT NO.: 281809

FIELD NOTE DESCRIPTION  
0.677 ACRE IN THE JOHN McDILLON SURVEY, A-347  
MONTGOMERY COUNTY, TEXAS

BEING a 0.677 acre tract of land situated in the John McDillon Survey, Abstract No. 347, Montgomery County, Texas, and being a portion of a called 2.683 acre tract described in deed to Bennie Doyle recorded under County Clerk's File No. 2000-019587 of the Official Public Records of Montgomery County, Texas, said 0.677 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly right-of-way line of State Highway No. 105 for the southwesterly corner of the therein described tract and said 2.683 acre parent tract;

THENCE with the easterly line of State Highway No. 105 North 51° 36' 44" West a distance of 205.12 feet to a 1/2 inch iron rod found for the southwesterly corner of a 12.65 acre tract described in deed to Allen Acquisitions, LTD recorded under County Clerk's File No. 2005-010166;

THENCE departing State Highway No. 105 North 38° 00' 28" East a distance of 201.45 feet to a 1-1/2 inch iron pipe found for corner;

THENCE with the southerly line of said 12.65 acre tract North 73° 05' 29" East a distance of 9.90 feet to a 1/2 inch iron rod found for the northwesterly corner of a 1.000 acre tract as set out in Quitclaim Deed to John Kovach recorded under County Clerk's File No. 2001-114084 and Warranty Deed recorded under County Clerk's File No. 2002-031072;


THENCE with the westerly line of said 1.000 acre tract South 15° 41' 47" East a distance of 285.47 feet to a P.K. nail in asphalt, said point being in the southerly line of said 2.683 acre tract, also being in the southerly line of a 20 foot wide Roadway Easement known as Hart Road;

THENCE with the southerly line of said 2.683 acre tract and said Roadway Easement South 74° 11' 00" West a distance of 51.94 feet to the POINT OF BEGINNING.

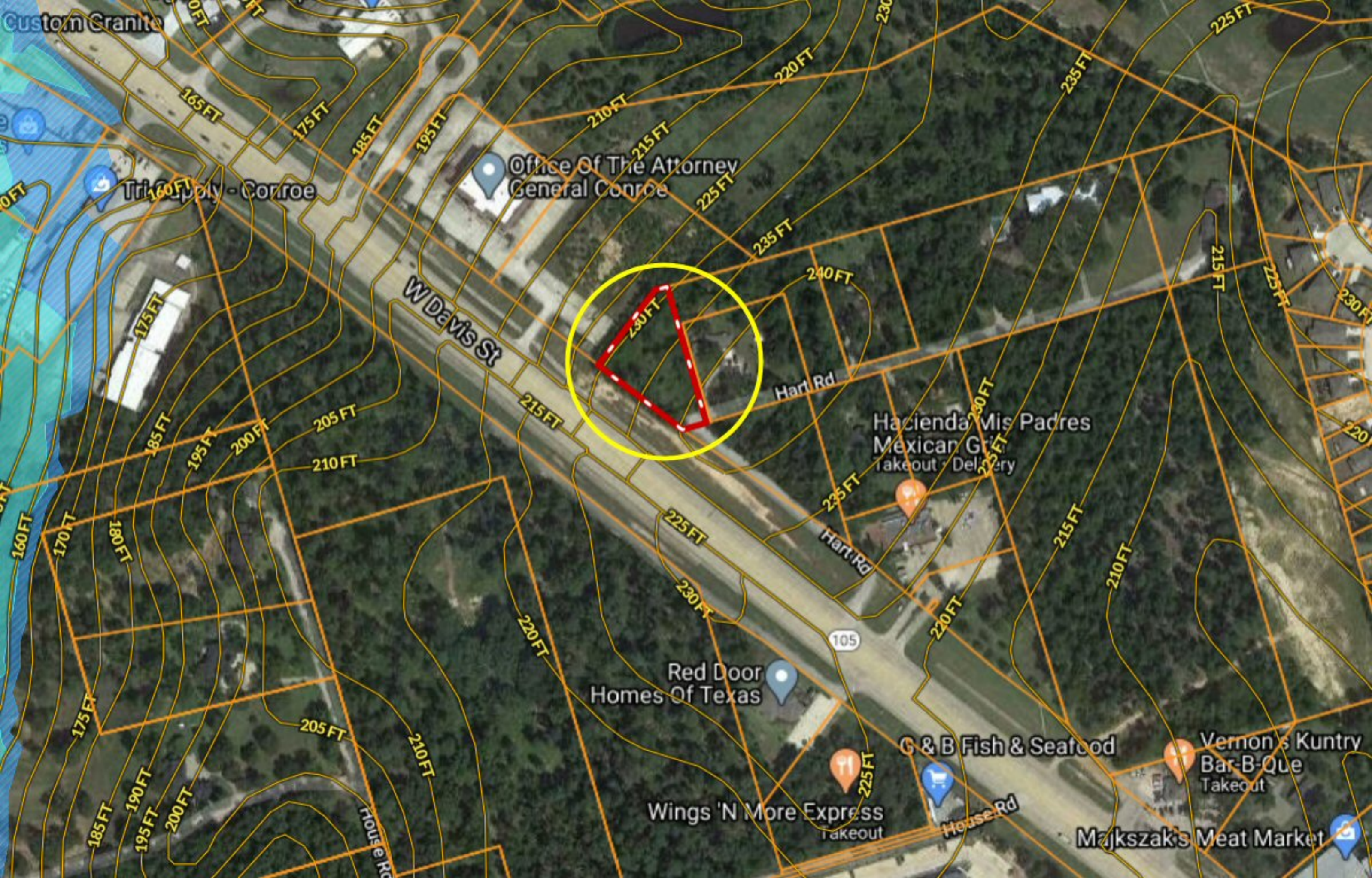
CONTAINING a computed area of 0.677 acre of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 27, 2009 by Quadrant Solutions, Registered Professional Land Surveyors and is referenced to Survey Drawing Job No. 281809.

08-10-09  
Date

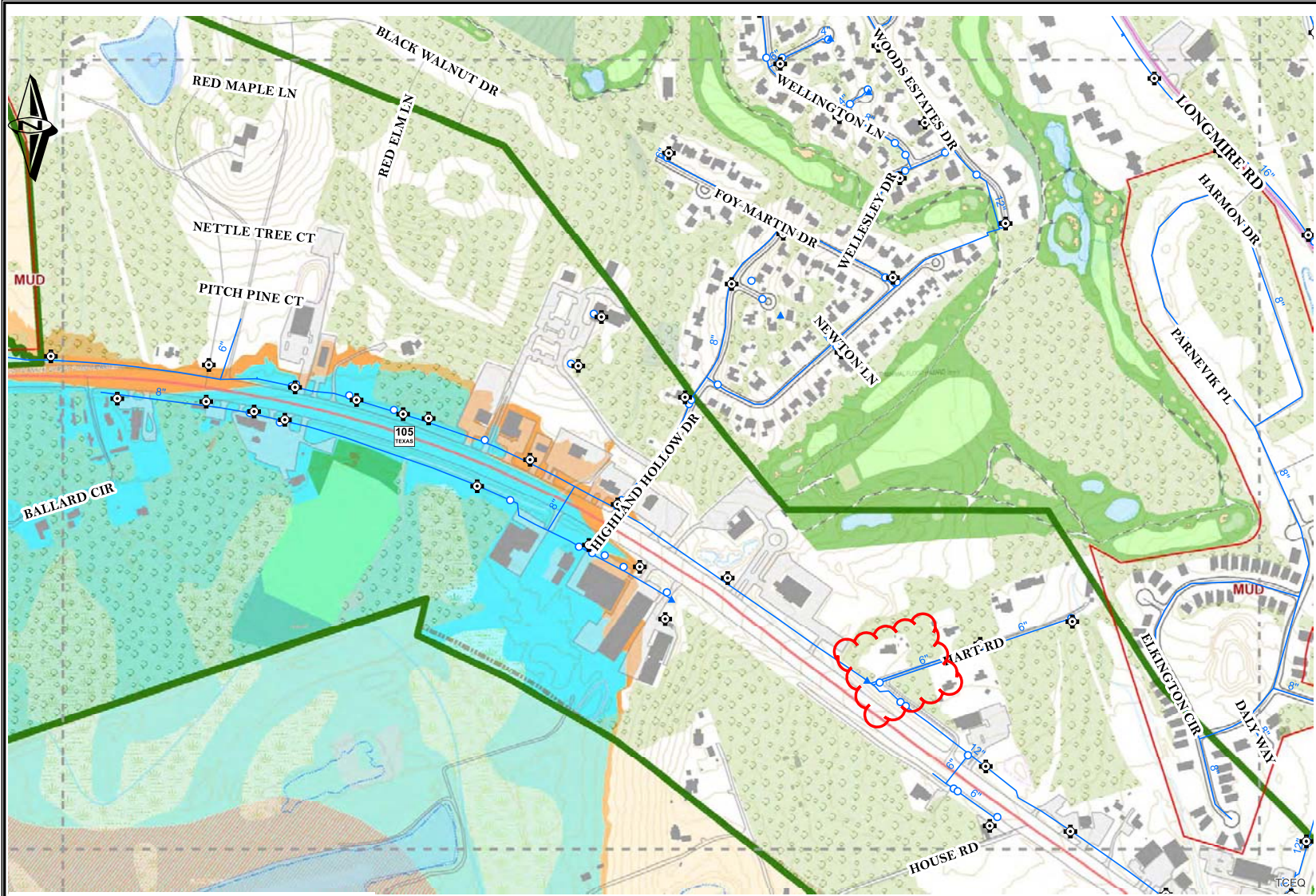
  
Michael C. Warren  
R.P.L.S. No. 4935







The City of Conroe provides this information with the understanding that it is not guaranteed to be accurate, correct or complete. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Conroe assumes no liability for damages incurred directly or indirectly as a result of incomplete, incorrect or omitted information, even if the City is advised of the possibility that the information may not be accurate. The user of this information assumes all liability for their dependence on this information and assumes all responsibility for its use.

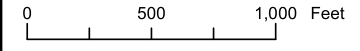


- ### Legend
- Conroe City Limits
  - Conroe Planning Area
  - Conroe ETJ
  - Water
  - ⊕ Public
  - ⊖ Private
  - ⊗ Unverified
  - ⊕ Private Lake Conroe
  - ▲ Blow Off Valve
  - ▣ FDC
  - ⊞ Elevated Storage
  - ⊙ Gate Valve
  - ⊗ Hydrant Valve
  - Ground Storage
  - Master Meter
  - ▲ Riser Valve
  - ⬢ Water Treatment Plant
  - ⊕ Water Well
  - Unverified
  - Private
  - Public
  - Conroe Pressure Plane
  - Water CCN Service Areas
  - Water Districts--MUD

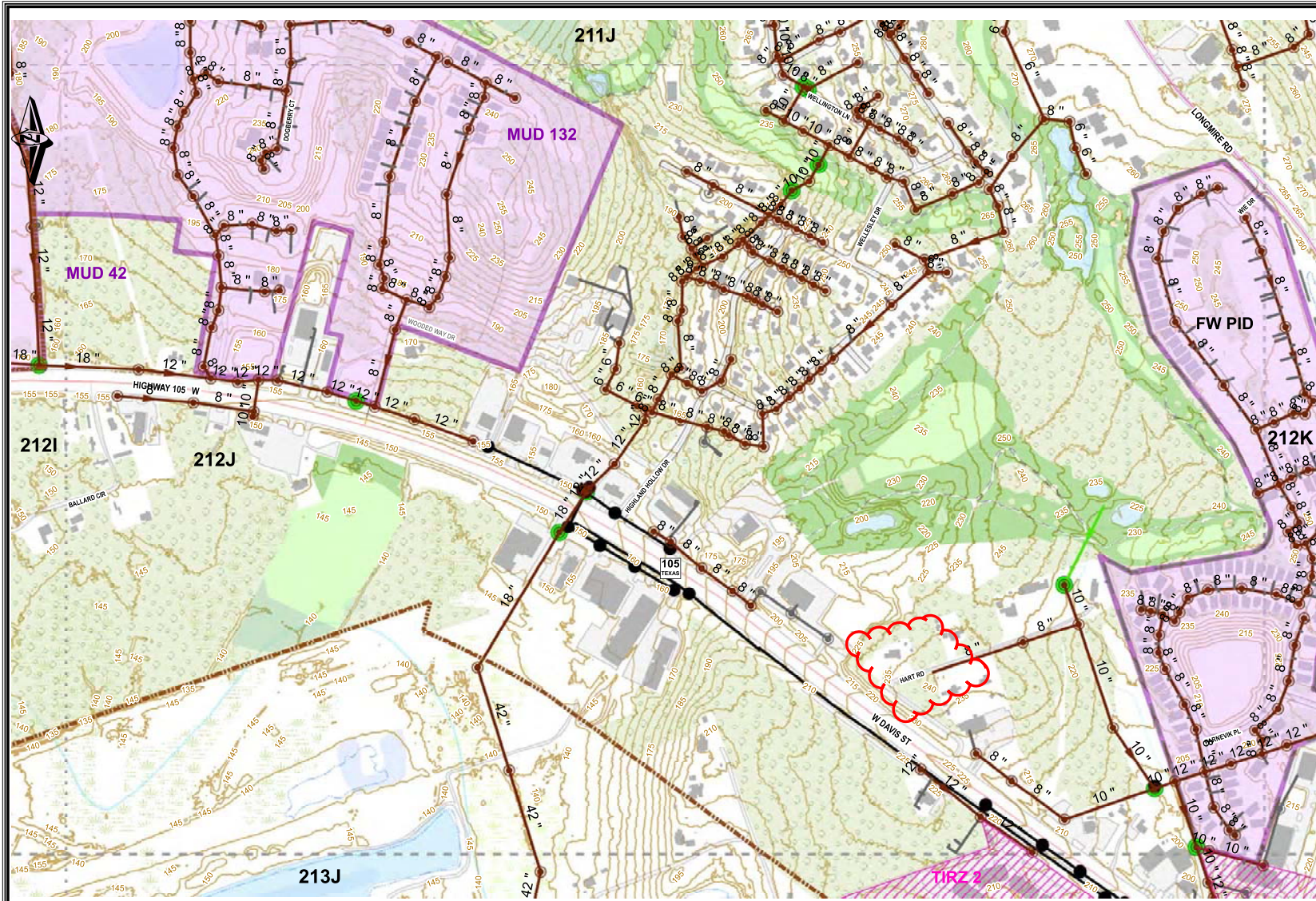
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**Notes:**  
 5-Foot contours from City of Conroe/HGAC LiDAR Survey dated 2008.  
 Wetlands by U.S. Fish and Wildlife Service National Wetlands Inventory.  
 Flood data by Federal Emergency Management Agency (FEMA).

- Basemap**
- |   |   |   |
|---|---|---|
| <span style="background-color: orange; width: 15px; height: 10px; display: inline-block;"></span> 500-Year Flood                        | <span style="background-color: lightgreen; border: 1px dashed green; width: 15px; height: 10px; display: inline-block;"></span> Freshwater Emergent Wetland       | <span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block;"></span> Freshwater Pond                  |
| <span style="background-color: cyan; border: 1px dashed cyan; width: 15px; height: 10px; display: inline-block;"></span> 100-Year Flood | <span style="background-color: lightgreen; border: 1px dashed green; width: 15px; height: 10px; display: inline-block;"></span> Freshwater Forested/Shrub Wetland | <span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block;"></span> Lake                             |
| <span style="border: 1px dashed red; width: 15px; height: 10px; display: inline-block;"></span> FEMA Floodway                           | <span style="background-color: lightgreen; border: 1px dashed green; width: 15px; height: 10px; display: inline-block;"></span> Other Wetland                     | <span style="background-color: lightblue; border: 1px solid blue; width: 15px; height: 10px; display: inline-block;"></span> Riverine |



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- Legend**
- Conroe City Limits
  - Conroe ETJ
  - Water
  - Public Improvement Districts
  - Conroe TIRZ #2
  - Conroe TIRZ #3
  - Proposed MUD Districts
  - Active MUD Districts
  - Inactive MUD Districts
- Lift Stations**
- PRIVATE
  - PUBLIC
- Manholes**
- PUBLIC
  - PRIVATE
  - PLANNED
  - ABANDONED
- Gravity Mains**
- PUBLIC
  - PRIVATE
  - PLANNED
  - ABANDONED
- Forced Mains**
- PRIVATE
  - PUBLIC
  - UNVERIFIED
  - SURVEYED

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**Notes:**  
 5-Foot contours from City of Conroe/HGAC LiDAR Survey dated 2018.  
 Wetlands by U.S. Fish and Wildlife Service National Wetlands Inventory.  
 Flood data by Federal Emergency Management Agency (FEMA).

**Basemap**

FEMA Floodway	Freshwater Emergent Wetland	Freshwater Pond
100-Year Flood	Freshwater Forested/Shrub Wetland	Lake
500-Year Flood	Other Wetland	Riverine