

2.448 ACRES
JOHN T. VINCE SURVEY, A-41
MONTGOMERY COUNTY, TEXAS

Being 2.448 acres (106,652 square feet) of land, situated in the John T. Vince Survey, Abstract Number 41, in Montgomery County, Texas and being the West 2.448 acres out of the Thomas Martino 4.913 acre tract recorded under Clerk's File Number 2020144581 Official Public Records of Montgomery County, Texas and further known as the East 195 feet of Lot 3, Volume 1036, Page 547 Deed Records of Montgomery County, Texas, all in Block 8, of Lake Conroe Forest, a subdivision with the map or plat thereof recorded in Volume 5, Page 275 and Volume 6, Page 17, of the Map Records of Montgomery County, Texas; said 2.448 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates referenced to the Texas Plane Coordinate System, Central Zone, NAD 83, all distances and coordinates are ground:

BEGINNING at a bent 5/8 inch iron rod, found for the occupied Northwest corner of the herein described tract, located in the South line of Cheyenne Road, a 60 foot wide right-of-way; said corner having a coordinate value of North 10,122,015.836 and East 3,785,698.134;

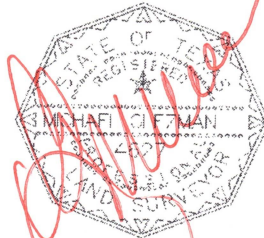
THENCE North 86°44'36" East (Plat call: South 89°56' East) along the South line of Cheyenne Road and North line of Lot 3, a distance of 193.76 feet, to a 5/8 inch iron rod, found for the Northeast corner of the herein described tract at the common corner of Lot 3 and Lot 4;

THENCE South 03°15'24" East, a distance of 550.84 feet, severing the 4.913 acre tract along the common line of Lot 3 and Lot 4, to a 1/2 inch iron rod, found for the Southeast corner of the herein described tract, located at the Southeast corner of Lot 3 and the North line of Tract 14, Crestwood Farms Subdivision, the map or plat thereof recorded in Volume 5, Page 353 Map Records of Montgomery County, Texas;

THENCE South 86°58'56" West (Plat call: North 89°54' West) along the South line of Lot 3 and the North line of Tract 14, a distance of 193.76 feet, to a 1/2 inch iron rod, found for the Southwest corner of the herein described tract;

THENCE North 03°15'24" West, a distance of 550.03 feet, severing Lot 3 along the occupied West line of the herein described tract, back to the Point of Beginning. Containing 2.448 acres based on the survey and plat prepared by Michael Glezman, R.P.L.S., dated November 16, 2020 and revised April 8, 2021.

Michael Glezman
Registered Professional Land Surveyor
Texas Registration No. 4627



Revised: April 8, 2021
Date: November 24, 2020
BM21-00547-111620

2.465 ACRES
JOHN T. VINCE SURVEY, A-41
MONTGOMERY COUNTY, TEXAS

Being 2.465 acres (107,368 square feet) of land, situated in the John T. Vince Survey, Abstract Number 41, in Montgomery County, Texas and being the East 2.465 acres out of the Thomas Martino 4.913 acre tract recorded under Clerk's File Number 2020144581 Official Public Records of Montgomery County, Texas and further known as the West ½ of Lot 4, Volume 1009, Page 804 Deed Records of Montgomery County, Texas, all in Block 8, of Lake Conroe Forest, a subdivision with the map or plat thereof recorded in Volume 5, Page 275 and Volume 6, Page 17, of the Map Records of Montgomery County, Texas; said 2.465 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates referenced to the Texas Plane Coordinate System, Central Zone, NAD 83, all distances and coordinates are ground:

COMMENCING at a bent 5/8 inch iron rod, found for the occupied Northwest corner of the 4.913 acre tract, located in the South line of Cheyenne Road, a 60 foot wide right-of-way; said corner having a coordinate value of North 10,122,015.836 and East 3,785,698.134;

THENCE North 86°44'36" East (Plat call: South 89°56' East) along the South line of Cheyenne Road and North line of Lot 3, a distance of 193.76 feet (Deed call: 195 feet), a 5/8 inch iron rod, found for Northwest corner and POINT OF BEGINNING of the herein described tract at the common corner of Lot 3 and Lot 4;

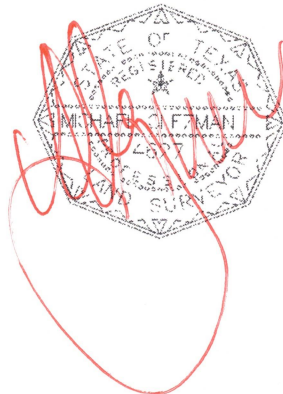
THENCE North 86°44'36" East, continuing along the North line of Lot 4, a total distance of 194.36 feet, to a one inch iron rod, found for the Northeast corner of the herein described tract;

THENCE South 03°20'28" East, a distance of 551.66 feet, severing Lot 4, to a 5/8 inch iron rod, found for the Southeast corner of the herein described tract, located in the South line of Lot 4 and the North line of Tract 13, Crestwood Farms Subdivision, the map or plat thereof recorded in Volume 5, Page 353 Map Records of Montgomery County, Texas;

THENCE South 86°58'56" West (Plat call: North 89°54' West) along the South line of Lot 4 and the North line of Tract 13, passing at 57.24 feet, a concrete monument, found for the common corner of Tract 13 and Tract 14; in all, a total distance of 195.18 feet, a ½ inch iron rod, found for the Southwest corner of the herein described tract at the common corner of Lot 3 and Lot 4, in the North line Tract 14;

THENCE North 03°15'24" West, a distance of 550.84 feet, severing the 4.913 acre tract along the common line of Lot 3 and Lot 4, back to the Point of Beginning. Containing 2.465 acres based on the survey and plat prepared by Michael Glezman, R.P.L.S., dated November 16, 2020 and revised April 8, 2021

Michael Glezman
Registered Professional Land Surveyor
Texas Registration No. 4627



Revised: April 8, 2021
Date: November 24, 2020
BM20-0053-111620

NOTES:
 1. Plat Scale: 1" = 100'
 2. The bearings for this survey are based on the Texas Coordinate System, Central Zone NAD 83
 3. All Distances and Coordinates are ground.
 4. Roads delineated by recorded plat (record deed) unless otherwise noted

5. This plat of survey has been performed with reliance upon title examination and abstracting performed by The Homeband Title, LLC under GF No. 200007223 Effective Date 11/01/2020. This surveyor has not abstracted the subject Property.
 6. Those instruments recorded in Volume 5, Page 275 and Volume 6, Page 17, of the Map Records of Montgomery County, Texas those recorded in Volume 465, Page 531, Volume 528, Page 304, Volume 541, Pages 75, 92 and 97, Volume 700, Page 359, Volume 713, Page 773, Volume 731, Page 638, Volume 734, Page 835, Volume 830, Page 628, Volume 794, Page 128 of the Deed Records and those under Clerk's File 1719, 02463091, 2009-044342, 2010031792, 201003971, 201003978, 2011105979, 201003980, 201003981, 201003982, 2014000475, 201003986, of the Official Public Records of Montgomery County, Texas.

CHEYENNE ROAD

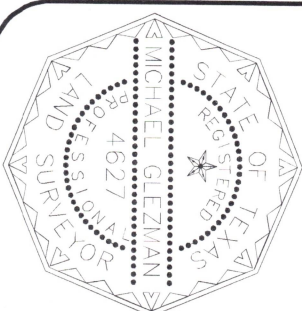


I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 1575 LAND TITLE SURVEY.

[Signature]

MICHAEL GLEZMAN, R.P.L.S. 4627
 BOUNDARY MANAGEMENT, LLC
 TBPEL'S FIRM NO. 10194658
 15650 Walden Road
 Montgomery, Texas 77356
 936-449-0714
 Boundarymanagementllc@gmail.com

SURVEY DATE: November 16, 2020
 REVISED: April 8, 2021
 BM21-0047
 THOMAS MARTINO
 300 CHEYENNE ROAD
 MONTGOMERY, TEXAS 77316



- LEGEND**
- Concrete Monument
 - Electrical Transformer
 - Gas Meter
 - Fire Hydrant
 - Monument
 - Property Corner
 - Light Pole
 - Manhole
 - Power Pole
 - Cable Box
 - Storm Inlet
 - Telephone Pedestal
 - Traverse Point
 - Tree
 - Valve Box
 - Water Meter
 - Fence

METES AND BOUNDS
WEST 1/2

Direction: CW

Unit: FT

Beg Northing = 10000.00000

Beg Easting = 10000.00000

Course ~ Tangent:

N86-44-36E, 193.76

N = 10011.00730 E = 10193.44709

Course ~ Tangent:

S03-15-24E, 550.84

N = 9461.05687 E = 10224.73974

Course ~ Tangent:

S86-58-56W, 193.76

N = 9450.85622 E = 10031.24843

Course ~ Tangent:

N03-15-24W, 550.03

N = 9999.99796 E = 10000.00180

Area: 106651.57 SF ~ 2.4484 Acres

Perimeter: 1488.390

Error of Closure: 0.0027

Ratio of Closure: 1 : 546578

Closing course: N41-27-38.96W, 0.0027

N diff = 0.0020 E diff = -0.0018

Parcel Boundary App

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Surveying Mathematics

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METES AND BOUNDS
EAST 1/2

Direction: CW

Unit: FT

Beg Northing = 10000.00000

Beg Easting = 10000.00000

Course ~ Tangent:

N86-44-36E, 194.36

N = 10011.04139 E = 10194.04612

Course ~ Tangent:

S03-20-28E, 551.66

N = 9460.31907 E = 10226.19706

Course ~ Tangent:

S86-58-56W, 195.18

N = 9450.04366 E = 10031.28772

Course ~ Tangent:

N03-15-24W, 550.84

N = 9999.99409 E = 9999.99508

Area: 107368.27 SF ~ 2.4648 Acres

Perimeter: 1492.040

Error of Closure: 0.0077

Ratio of Closure: 1 : 194024

Closing course: N39-47-10.45E, 0.0077

N diff = 0.0059 E diff = 0.0049

Parcel Boundary App

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Surveying Mathematics

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