BEASLEY PREWETT SURVEY, ABSTRACT NO. 419
MONTGOMERY COUNTY, TEXAS

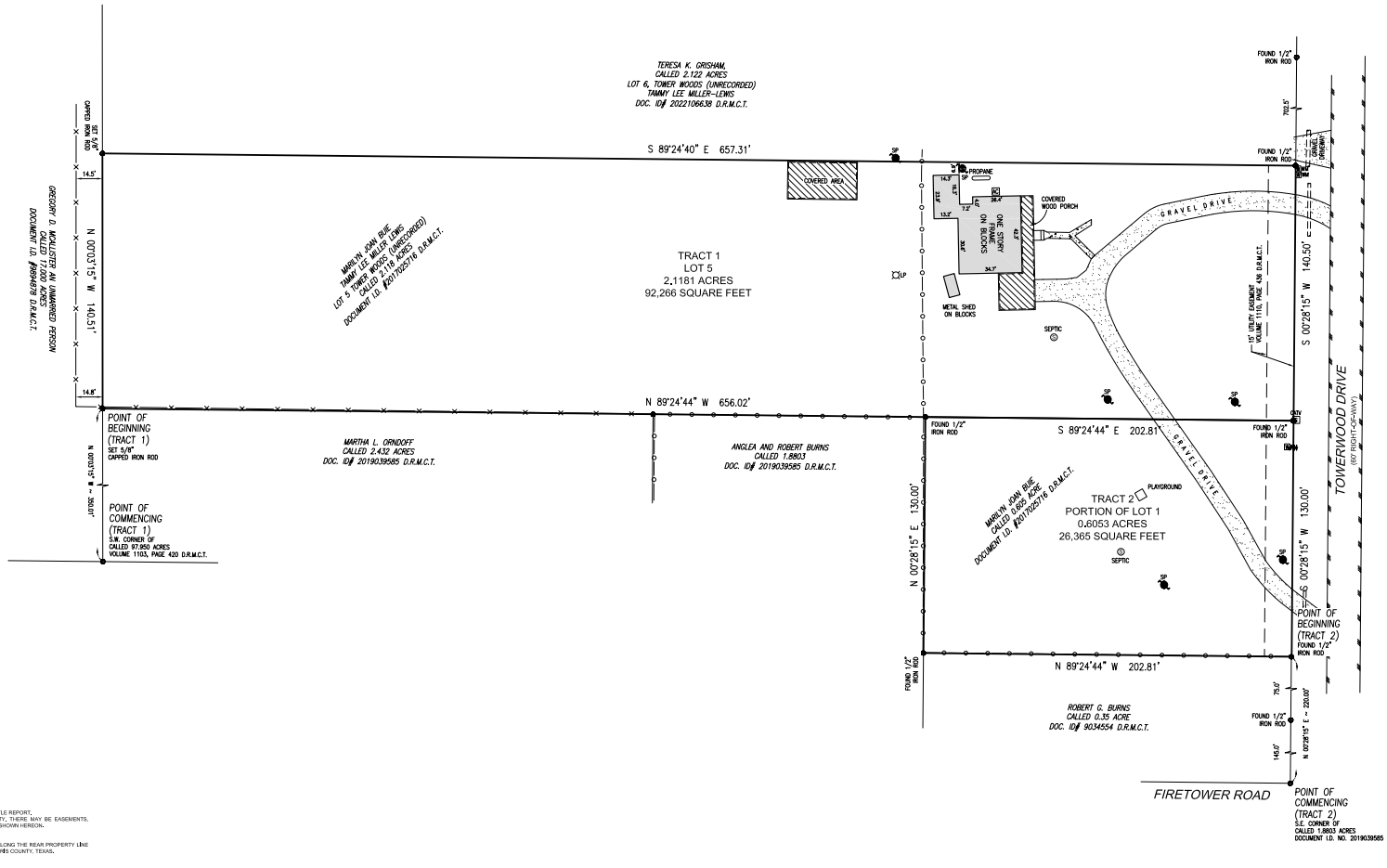
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- MH -MANHOLE
- TM -TELEPHONE MANHOLE
- PP -POWER POLE
- -SIGN
- WM -WATER METER
- WV -WATER VALVE
- MW -MONITORING WELL
- LP -LIGHT POLE
- (SET) -SET 5/8" CAPPED IRON ROD
- FH -FIRE HYDRANT
- OHU OHU — OVERHEAD UTILITY LINE
- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- BARBED-WIRE FENCE LINE
- WROUGHT IRON FENCE LINE



LEGAL DESCRIPTION: TRACT 1
2.1181 ACRES (92,422 SQUARE FEET)

BEING 2.1181 ACRES (92,422 SQUARE FEET) OF LAND SITUATED IN THE BEASLEY PREWETT SURVEY, A-419, MONTGOMERY COUNTY TEXAS, AND BEING KNOWN AS LOT 6, TOWER WOODS, AN UNRECORDED SUBDIVISION, BEING THAT SAME CALLED 2.118 ACRE TRACT OF LAND CONVEYED UNTO MARILYN JOAN BUE BY DEED DATED MARCH 30, 2017 AND FILED UNDER DOCUMENT I.D. NUMBER 2017025716 IN THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.) SAID 2.1181 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON SAID DOCUMENT I.D. NUMBER 2017025716 D.R.M.C.T.)

COMMENCING AT THE SOUTHWEST CORNER OF A CALLED 97.950 ACRE TRACT DESCRIBED BY DEED FILED OF RECORD UNDER VOLUME 1103, PAGE 420, D.R.M.C.T.;

THENCE, NORTH 00 DEGREES 03 MINUTES 15 SECONDS WEST, 350.01 FEET, WITH THE WESTERLY LINE OF SAID CALLED 97.950 ACRE TRACT, TO A 5/8-INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 2.432 ACRE TRACT CONVEYED UNTO MARTHA L. ORNDOFF BY DEED FIELD OF RECORD UNDER DOCUMENT ID NO. 2019039585 D.R.M.C.T. SAME BEING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 00 DEGREES 03 MINUTES 15 SECONDS WEST, 140.51 FEET, CONTINUING ALONG THE WESTERLY LINE OF SAID CALLED 97.950 ACRE TRACT, COMMON WITH THE WESTERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF A CALLED 2.122 ACRE TRACT, KNOWN AS LOT 6, OF SAID TOWER WOODS UNRECORDED SUBDIVISION, BEING CONVEYED UNTO TERESA K. GRISHAM BY DEED FILED OF RECORD UNDER DOCUMENT I.D. NUMBER 2022106638 D.R.M.C.T., MARKING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 657.31 FEET, WITH THE NORTHERLY LINE OF SAID LOT 5 AND THE TRACT HEREIN DESCRIBED, COMMON WITH THE SOUTHERLY LINE OF SAID LOT 6, TO A 1/2-INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF TOWERWOOD DRIVE (60' RIGHT-OF-WAY), MARKING THE COMMON CORNER OF SAID LOTS 5 AND 6 AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00 DEGREES 28 MINUTES 15 SECONDS WEST, 140.50 FEET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID TOWERWOOD DRIVE, COMMON WITH THE EASTERLY LINE OF SAID LOT 5 AND THE HEREIN DESCRIBED TRACT, TO 1/2-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 0.6053 ACRE TRACT CONVEYED UNTO MARILYN JOAN BUE AND DESCRIBED AS TRACT 2, OF SAID DOCUMENT ID NO. 2017025716 AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 89 DEGREES 24 MINUTES 44 SECONDS WEST, 656.02 FEET, WITH THE SOUTHERLY LINE OF THIS TRACT, AND THE NORTHERLY LINE OF SAID CALLED 0.6053 ACRE TRACT, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING WITHIN THESE METES AND BOUNDS, 2.1181 ACRES OR 92,248 SQUARE FEET OF LAND AS SHOWN ON A SURVEY DATED JANUARY 17, 2023, AND FILED IN THE OFFICES OF SURVEY SOLUTIONS OF TEXAS UNDER PROJECT NUMBER 010223.

LEGAL DESCRIPTION: TRACT 2
0.6053 ACRE (26,365 SQUARE FEET)

BEING A 0.6053 ACRE (26,365 SQUARE FEET) TRACT OF LAND SITUATED IN THE BEASLEY PREWETT SURVEY, A-419, MONTGOMERY COUNTY TEXAS, AND BEING A PORTION OF LOT 1, OF TOWER WOODS, AN UNRECORDED SUBDIVISION, BEING THAT SAME CALLED 0.605 ACRE TRACT OF LAND CONVEYED UNTO MARILYN JOAN BUE BY DEED DATED MARCH 30, 2017 AND FILED UNDER DOCUMENT I.D. NUMBER 2017025716 IN THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.) SAID 0.605 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON SAID DOCUMENT I.D. NUMBER 2017025716 D.R.M.C.T.)

COMMENCING AT A POINT IN THE NORTHERLY LINE OF FIRETOWER ROAD, AT IT'S INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF TOWERWOOD DRIVE (60' RIGHT-OF-WAY), MARKING THE SOUTHEAST CORNER OF A CALLED 1.8803 ACRE TRACT OF LAND CONVEYED UNTO ANGELA AND ROBERT BURNS BY DEED FILED OF RECORD UNDER DOCUMENT I.D. NO. 2019039585;

THENCE, NORTH 02 DEGREES 28 MINUTES 15 SECONDS WEST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID TOWERWOOD DRIVE, COMMON WITH THE EASTERLY LINE OF SAID CALLED 1.8803 ACRE TRACT, PASS AT 145.00 FEET, A 1/2-INCH IRON ROD FOUND MARKING THE MOST EASTERLY, NORTHEAST CORNER OF SAID CALLED 1.8803 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 220.00 FEET, TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 0.35 ACRE TRACT OF LAND CONVEYED UNTO ROBERT G. BURNS BY DEED FILED OF RECORD UNDER DOCUMENT I.D. NO. 9034554 D.R.M.C.T. AND BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 89 DEGREES 24 MINUTES 44 SECONDS WEST, 202.81 FEET, WITH THE SOUTHERLY LINE OF THIS TRACT, COMMON WITH THE NORTHERLY LINE OF SAID CALLED 0.35 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND IN AN EASTERLY LINE OF SAID CALLED 1.8803 ACRE TRACT, MARKING THE NORTHWEST CORNER OF SAID CALLED 0.35 ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 00 DEGREES 28 MINUTES 15 SECONDS EAST, 130.00 FEET, WITH THE WESTERLY LINE OF THIS TRACT, COMMON WITH THE EASTERLY LINE OF SAID CALLED 1.8803 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF A CALLED 2.1181 ACRE TRACT, CONVEYED UNTO MARILYN JOAN BUE BY SAID DOCUMENT I.D. NO. 2017025716173, MARKING THE MOST NORTHERLY, NORTHEAST CORNER OF SAID CALLED 1.8803 ACRE TRACT AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 89 DEGREES 24 MINUTES 44 SECONDS EAST, 202.81 FEET, WITH THE NORTHERLY LINE OF THIS TRACT, COMMON WITH THE SOUTHERLY LINE OF SAID CALLED 2.1181 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID TOWERWOOD DRIVE, MARKING THE SOUTHEAST CORNER OF SAID CALLED 2.1181 ACRE TRACT AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00 DEGREES 28 MINUTES 15 SECONDS WEST, 130.00 FEET WITH THE EAST LINE OF THIS TRACT, COMMON WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID TOWERWOOD DRIVE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING WITHIN THESE METES AND BOUNDS, 0.6053 ACRES OR 26,365 SQUARE FEET OF LAND AS SHOWN ON A SURVEY DATED JANUARY 6, 2022, AND FILED IN THE OFFICES OF SURVEY SOLUTIONS OF TEXAS UNDER PROJECT NUMBER 010223.

BOUNDARY SURVEY OF

TRACT 1:
2.1181 ACRES (92,422 SQUARE FEET) OF LAND SITUATED IN THE BEASLEY PREWETT SURVEY, A-419, MONTGOMERY COUNTY TEXAS, AND BEING KNOWN AS LOT 6, TOWER WOODS, AN UNRECORDED SUBDIVISION; SAID 2.1181 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON AND MADE A PART HEREOF.

TRACT 2:
0.6053 ACRE (26,365 SQUARE FEET) TRACT OF LAND SITUATED IN THE BEASLEY PREWETT SURVEY, A-419, MONTGOMERY COUNTY TEXAS, AND BEING A PORTION OF LOT 1, OF TOWER WOODS, AN UNRECORDED SUBDIVISION, SAID 0.6053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON AND MADE A PART HEREOF.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT, THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN, THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY, SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC, SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

STATE OF TEXAS REGISTERED XAVIER CHAPA 2368 PROFESSIONAL LAND SURVEYOR

Xavier Chapa 01/17/2023
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2368

SURVEYED FOR:	HARALD ALEXANDER VANDEREEP AND LATISCHA MARINA VANDEREEP
ADDRESS: 15558 TOWERWOOD DRIVE, CONROE, TEXAS 77303	
CHICAGO TITLE INSURANCE COMPANY	JOB NUMBER: 010223
FIELD WORK: 01/17/2023	SCALE: 1" = 30'

NOTES:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY, THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
4. BUILDER IS RESPONSIBLE FOR DEED RESTRICTIONS.
5. 5' UTILITY EASEMENT WITH 5' WIDE AERIAL EASEMENT ALONG THE REAR PROPERTY LINE PER VOLUME 31, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD ZONE NOTE:

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY-PANEL ON MAP NUMBER 48201C 0435M, BEARING AN EFFECTIVE DATE OF 10/16/2013 A FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRM NUMBER 10194375
PHONE: (713) 834-2277

SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying

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