



**LEGEND**  
 Fnd. = Found  
 I.R. = Iron Rod  
 I.P. = Iron Pipe  
 C.C.F.N. = County Clerk's File Number  
 M.C.D.R. = Montgomery County Deed Record  
 M.C.M.R. = Montgomery County Map Record  
 M.C.R.P.R. = Montgomery County Real Property Records  
 Vol. = Volume  
 Pg. = Page  
 Cab. = Cabinet  
 Sht. = Sheet  
 PP = Power Pole  
 CO = Cleanout  
 ML = Meter Loop

20.946 Acres  
 KPS Land Investments, L.P.  
 C.C.F.N. 2021-015476 M.C.R.P.R.

N 61°09'23" E 1500.82'  
 (Deed Call: N 64°06'16" E 1500.85')

10.019 Acres  
 10.029 Acres  
 Merle V. Dixon  
 C.C.F.N. 2001-075414 M.C.R.P.R.

20' Mid-South Electric Cooperative Easement  
 (C.C.F.N. 9237615 M.C.R.P.R.) (Item 10.a)  
 (C.C.F.N. 2000-068050 M.C.R.P.R.) (Item 10.f)  
 (C.C.F.N. 2000-068053 M.C.R.P.R.) (Item 10.g)

(Line used for Directional Control)  
 S 54°45'33" W 1352.12'  
 (Deed Call: S 57°41'00" W 1352.16')

9.053 Acres  
 Charles R. Horton  
 & wife Renee S. Horton  
 C.C.F.N. 9847367 M.C.R.P.R.

Line Table		
Line #	Direction	Length
L1	S21°42'03"E	172.41
L2	S20°47'22"E	58.37

5.511 Acres  
 Reserve C  
 (Landscape/Open Space/Drainage/Detention)

Pine Lake Cove  
 Section 1  
 Cab. Z, Sht. 7708 M.C.M.R.

39.98 Acres  
 KDL Ventures, LLC  
 C.C.F.N. 2016-099759 M.C.R.P.R.

Point of Beginning  
 Fnd. 5/8" I.R. (bent)  
 Controlling Monument  
 North corner 10.029 acre tract  
 East corner 20.946 acre tract  
 Fence corner bears S 43° E 0.7'

Pine Lake Road  
 (No Deed of Record)

Fnd. 5/8" I.R.  
 East corner 10.029 acre tract  
 North corner 9.053 acre tract  
 Fence corner bears N 12° W 0.2'

Fnd. 5/8" I.R.  
 Controlling Monument  
 West corner 10.029 acre tract  
 South corner 20.946 acre tract  
 Fence corner bears N 16° E 0.8'

Fnd. 5/8" I.R. w/cap  
 (left Moon R.P.L.S. 4639)  
 Ø 2+65.89

Fnd. 5/8" I.R.  
 South corner 10.029 acre tract  
 West corner 9.053 acre tract  
 Fence corner bears N 15° W 0.9'

**Notes:**

- Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.)(FIPS 4203)
- This plat is based, in part, on a Metes and Bounds description of even date.
- This plat of survey has been performed with reliance upon title examination and abstracting performed by Old Republic National Title Insurance Company under GF No. 22042177 with and effective date of January 28, 2022. This surveyor has not abstracted the subject property.

**Schedule B Items:**

- Utility easement(s) as set forth and defined in instrument(s) filed for record under Montgomery County Clerk's File No(s). 9237615, and as awarded to MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION under Cause No. 95-06-01925-CV. (Blanket)
- Utility Easement and Covenant of Access, granted to the Mid-South Electric Cooperative, Inc. as set forth and defined by the instrument recorded under Montgomery County Clerk's File No(s). 2000-068050 of the Official Public Records of Montgomery County, Texas. (Blanket)
- Utility Easement and Covenant of Access, granted to the Mid-South Electric Cooperative, Inc. as set forth and defined by the instrument recorded under Montgomery County Clerk's File No(s). 2000-068053 of the Official Public Records of Montgomery County, Texas. (Blanket)
- Right-of-way easement 20 feet in width in favor of Tony Vernava etux, as granted in instrument(s) recorded in Volume 538, Page 17 of the Deed Records of Montgomery County, Texas. (Unplottable)
- Flowage easement in favor of San Jacinto River Authority, as set out in instrument(s) recorded in Volume 711, Page 104 of the Deed Records of Montgomery County, Texas. (To the North of subject tract)
- Terms, conditions and provisions contained in deed to San Jacinto River Authority recorded in Volume 711, Page 109 of the Deed Records of Montgomery County, Texas. (To the North of subject tract)
- Right of descendants of those persons entombed in Martin Cemetery, together with easement for access to said cemetery, as evidenced in deed recorded in Volume 742, Page 740 of the Deed Records of Montgomery County, Texas. (To the North of subject tract)
- Subject to the terms, conditions and provisions of the PCS Site Agreement, as evidenced by the Assignment recorded under Montgomery County Clerk's File No(s). 98101446 of the Official Public Records of Montgomery County, Texas. As further assigned by Montgomery County Clerk's File No(s). 2001-066910 and 2011085698 of the Official Public Records of Montgomery County, Texas. (To the North of subject tract)

**LAND TITLE SURVEY**  
 10.019 ACRES OF LAND

IN THE WILLIAM ATKINS SURVEY, A-3

MONTGOMERY COUNTY, TEXAS REF: MAP RECORDS  
 Scale: 1" = 100' Date: February 15, 2022  
 Address: 500 Pine Lake Road, Conroe, Texas 77316

Old Republic National Title Insurance Company,  
 To Explorer Developers, LLC, Exclusively.

This survey complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey. All rights reserved Copyright 2022 Jeffrey Moon & Assoc., Inc. ©

Taren Hanks  
 Registered Professional  
 Land Surveyor No. 6787  
 T.B.P.E.L.S. Firm No. 10112200



GF# 22042177 File # 22-B-18 JM Book LL Pg. \_\_\_\_\_  
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305  
 (936) 756-5266 Fax (936) 756-5281