

SURVEY OF

11.71 ACRES OF LAND

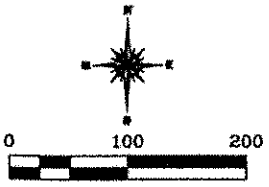
LOCATED IN THE WALLEN SURVEY, ABSTRACT NO. 2
 BASED ON THE DEED THEREOF RECORDED IN
 COUNTY CLERK'S FILE 2006-118430
 THE DEED RECORDS MONTGOMERY COUNTY, TEXAS
 REF: AROL, LLC G.F. 170028 DATE: JULY 9, 2017

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS (EXCEPT AS SHOWN HEREON).

Steven E. Laughlin
 STEVEN E. LAUGHLIN R.P.L.S. 75178



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC TITLE INSURANCE COMPANY (O.I. No. 170028) DATED JANUARY 2, 2017, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO A 15' BLANKET TYPE UTILITY EASEMENT CENTERED ON ALL POWER LINES AS RECORDED IN CLERK'S FILE NO. 2000-02983, 2000-01853
- 6) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD
- 7) ALL BUILDINGS THIS ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 8) ALL ADJACENT DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 9) OTHER MINOR IMPROVEMENTS, SUCH AS LANDSCAPING, IRRIGATION SYSTEMS, SIGNAGE MAY BE PRESENT, BUT NOT SHOWN



LINE & SYMBOL	LEGEND
(---)	1) BOUNDARY FROM RECORD
(---)	2) BOUNDARY FROM BOUNDARY
(---)	3) ADJACENT DEED
(---)	4) BOUNDARY FROM DEED
(---)	5) BOUNDARY FROM MONTGOMERY COUNTY RECORDS
(---)	6) BOUNDARY FROM TEXAS
(---)	7) BOUNDARY FROM MAP
(---)	8) BOUNDARY FROM MONTGOMERY COUNTY RECORDS
(---)	9) BOUNDARY FROM TEXAS
(---)	10) BOUNDARY FROM
(---)	11) UTILITY EASEMENT
(---)	12) DEED EASEMENT

THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ORIGINAL TRANSACTION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ORIGINAL TRANSACTION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ORIGINAL TRANSACTION.



SURVEYORS

PLANNERS

“A LAND SURVEYING COMPANY”

July 9 2017
A2AC11.71

BEING a 11.71 acre tract of land in the W. Allen Survey, Abstract 2, Montgomery County, Texas, being out all of a called 1.403 acre tract and all of a called 10.312 acre tract of land as recorded under Montgomery County Clerk's File No. 2006-118430. Said 11.71 acre tract being more particularly described as follows:

BEGINNING at an 1/2" iron rod found in the southerly Right of Way of FM 3083 for the southeasterly corner of a called 5.4907 acre tract of land as recorded in Montgomery county Clerk's File No. 2013-126490, also being the northerly corner of the said 1.403 acre tract, and being the northerly corner of the herein described tract;

THENCE along the southerly Right of Way of FM 3083, along a curve to the left having a radius of 2000.00 feet a chord that bears S 57deg 51' 27" E a chord distance of 247.35 feet to a 5/8" iron rod found for the northerly corner of a called 2.824 acre tract of land as recorded in Montgomery County Clerk's File No. 9660861 and being the northerly northeast corner of the herein described tract;

THENCE S 16 deg. 45' 30" E along the westerly line of the said 2.824 acre tract, a distance of 2.09 feet to a 3" iron pipe found for an angle point of the herein described tract;

THENCE S 18 deg. 55' 06" E along the westerly line of the said 2.824 acre tract, a distance of 713.47 feet to a 60d nail found for the northeasterly corner of a called 3.610 acre tract of land as described in Montgomery County Clerk's File No. 2010-007467, also being the westerly line of a called 2.540 acre tract of land, and being the southeasterly corner of the herein described tract;

THENCE S 73 deg. 10' 46" W, along the northerly line of the said 3.610 acre tract, a distance of 497.18 feet to a 5/8" iron rod found in the east line of a called 1.488 acre tract of land as recorded in Montgomery County Clerk's File No. 2009-006021, also being the northwesterly corner of a called 0.630 acre tract of land as recorded in Montgomery County Clerk's File No. 2001-033026 and being the southerly southwest corner of the herein described tract;

THENCE N 17 deg. 38' 12" W, along the easterly line of the said 1.488 acre tract of land, a distance of 166.60 feet to a 1/2" iron rod found for the northeasterly corner of the said 1.488 acre tract, and being an interior angle corner of the herein described tract;

THENCE S 74 deg. 16' 51" W, along the northerly line of the said 1.488 acre tract, a distance of 150.09 feet to a 5/8" iron rod found for the northwesterly corner of the said 1.488 acre tract, also being a corner of a called 4.769 acre tract as recorded in Montgomery County Clerk's File No. 2011-037566 and being corner of the herein described tract;

THENCE S 73 deg. 53' 33" W, along a line of the said 4.769 acre tract, a distance of 56.31 feet to a 1/2" iron rod found for a corner of a called 4.769 acre tract as recorded in Montgomery County Clerk's File No. 2011-037566 and being the southwesterly corner of the herein described tract;

THENCE N 16 deg. 07' 05" W, along the easterly line of the said 4.769 acre tract, a distance of 517.98 feet to a 5/8" iron rod with cap marked "Survtech" set for the northeasterly corner of the said 4.769 acre tract, also being in the southerly line of the said 5.4907 acre tract, also being the northwesterly corner of the said 10.312 acre tract and being the northwesterly corner of the herein described tract;

THENCE N 70 deg. 45' 18" E, along the southerly line of the said 5.4907 acre tract, a distance of 40.30 feet to a 5/8" iron rod found for the southeasterly corner of the said 5.4907 acre tract, also being the westerly corner of the said 1.403 acre tract and being an angle corner of the herein described tract;

THENCE along the southeasterly line of the said 5.4907 acre tract, N 48 deg 57' 17" E, a distance of 516.27 feet to the **POINT OF BEGINNING**, and containing 11.71 acres of land, more or less.