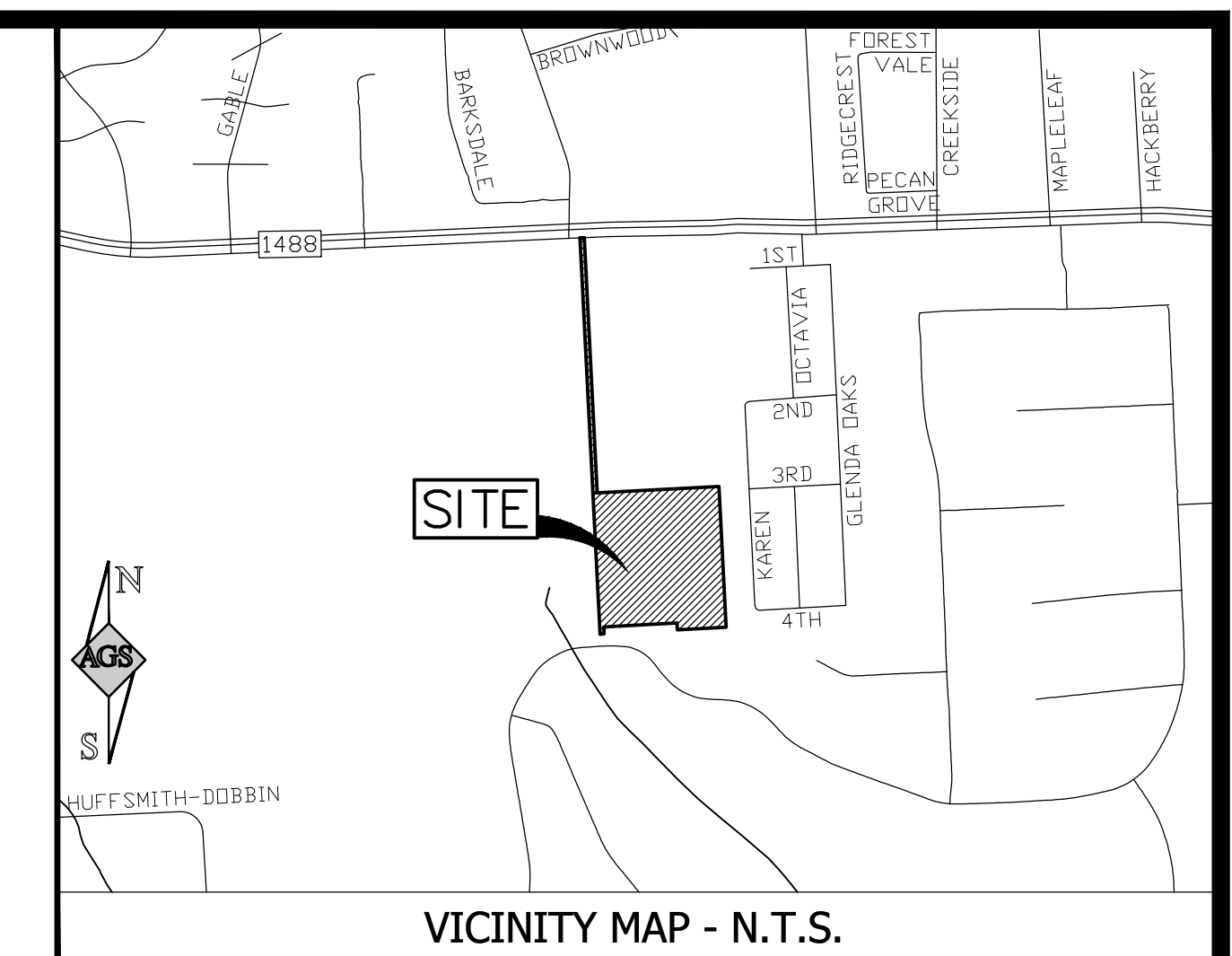


MATCH LINE - SEE SHEET 2



METES AND BOUNDS OF 40.400 ACRES (1,759,806 SQUARE FEET) OF LAND SITUATED IN THE JOHN P. MORRIS SURVEY, ABSTRACT 373, MONTGOMERY COUNTY, TEXAS

Being a 40.400 acre (1,759,806 square feet) tract of land out of the John P. Morris, Abstract No. 373, Montgomery County, Texas and being all of the remainder of a called 42.408 acre tract of land described in the deed to Jesse M. Valeriano by an instrument of record in Montgomery County Clerk's File Number 2008080089 of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.P.M.C.T.), said 42.408 acre tract being all of the remainder of a called 103.141 acre tract described in Montgomery County Clerk's File Number 200313557, O.P.R.P.M.C.T., said 40.400 acre tract being more particularly described by metes and bounds description as follows, all bearing and grid coordinates recited herein are referenced to the Texas Coordinate System, Central Zone 4203, North American Datum of 1983, (NAD 83), 2011 adjustment, all surface distances recited herein may be converted to grid by multiplying surface values by a scale factor 0.999968743368;

BEGINNING at a 1/2-inch Iron Rod found for the southeast corner of Lot 166A of Royal Oaks on 1488 Section 2 (Unrecorded Subdivision), said Lot 166A being described in the deed to Lazaro Puebla Jaramillo and wife, Yesica Martinez Albiter by an instrument of record in Document Number 2014087121 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and being on the north line of Lot 47, Block 1 of Lake Windcrest Section One, a subdivision of record in Cabinet L, Sheet 159 of the Map Records of Montgomery County, Texas (M.R.M.C.T.);

THENCE South 87°13'23" West, 418.65 feet along the south line of said 42.408 acre tract, same being the north line of said Lake Windcrest Section One, to a point on the east line of a called 2.000 acre tract, described as Tract II, in the deed to Homer L. Boase and Jonell Boase by an instrument of record in Document Number 2016023797, O.P.R.M.C.T., from which a found 1/2-inch iron rod found for the southeast corner of said 2.000 acre tract bears South 13°33'55" East, 0.82 feet;

THENCE North 02°57'33" West, 107.10 feet along the east line of said 2.000 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.000 acre tract;

THENCE South 87°12'25" West, 807.46 feet along the north line of said 2.000 acre tract to a 1/2-inch iron rod found for the northwest corner of said 2.000 acre tract;

THENCE South 02°57'33" East, 106.87 feet along the west line of said 2.000 acre tract to a point for corner, same being on the south line of said 42.408 acre tract, from which a 1/2-inch iron rod found for the southwest corner of said 2.000 acre tract bears South 02°57'33" East, 1.03 feet;

THENCE South 87°13'23" West, 25.26 feet along the south line of said 42.408 acre tract common to the north line of said Lake Windcrest Section One to a 1-inch iron pipe found for the southwest corner of said 42.408 acre tract, same being the northwest corner of said Lot 50, Block 1 Lake Windcrest Section One, the northeast corner of Lot 1, Block 1 of Lake Windcrest Section Two, a subdivision of record in Cabinet K, Sheet 31, M.R.M.C.T., and the southeast corner of Restricted Reserve 'D', Block 6 of Thousand Oaks Section Two, a subdivision of record in Cabinet N, Sheet 180, M.R.M.C.T.;

THENCE North 02°56'55" West, 1473.29 feet along the west line of said 42.408 acre tract, same being the east line of said Thousand Oaks Section Two to a 1/2-inch iron rod with illegible cap found for the northwest corner of said 42.408 acre tract, same being the southwest corner of a called 50.00 acre tract described in the deed to Magnolia Independent School District by an instrument of record in Montgomery County Clerk's File Number 2004-080426, O.P.R.M.C.T., from which a 1/2-inch iron rod found for an angle point of said 103.141 acre tract bears North 02°56'35" West, 614.57 feet;

THENCE North 87°08'53" East, 1253.46 feet along the north line of said 42.408 acre tract common to the south line of said 50.00 acre tract to a 1/2-inch iron rod with illegible cap found for the northeast corner of said 42.408 acre tract, same being on the west line of the aforementioned unrecorded subdivision of Royal Oaks on 1488 Sec 2;

THENCE South 02°51'42" East, 1474.92 feet along the East line of said 42.408 acre tract common to the west line of said unrecorded subdivision of Royal Oaks on 1488 Sec 2 to the POINT OF BEGINNING and containing 40.400 acres (1,759,806 square feet) of land.

40.400 ACRES (1,759,806 SQ. FT.) (NO STRUCTURES)

CALLED 42.408 ACRES JESSE M. VALERIANO TRACT II OF M.C.C.F. NO. 2008080089 O.P.R.P.M.C.T.

CALLED 2.000 ACRES HOMER L. BOASE AND JONELL BOASE TRACT I DOC NO. 2016023797 O.P.R.M.C.T.

JOHN P. MORRIS SURVEY, A-373
JOHN H. SMITH SURVEY, A-533

RESTRICTED RESERVE 'D'
THOUSAND OAKS SECTION 2
CABINET N, SHEET 180
M.R.M.C.T.

LAKE WINDCREST SECTION TWO
CABINET K, SHEET 31
M.R.M.C.T.

FND I.R. 1/2" (CM)
BEARS S 02°57'33" E
3.03'

FND I.R. 1/2" (CM)
BEARS S 13°33'55" E
0.82'

FND I.R. 1/2" (CM)
BEARS S 02°57'33" E
3.03'

FND I.R. 1/2" (CM)
BEARS S 13°33'55" E
0.82'

FND I.R. 1/2" (CM)
BEARS S 02°57'33" E
3.03'

FND I.R. 1/2" (CM)
BEARS S 13°33'55" E
0.82'

FND I.R. 1/2" (CM)
BEARS S 02°57'33" E
3.03'

FND I.R. 1/2" (CM)
BEARS S 13°33'55" E
0.82'

FND I.R. 1/2" (CM)
BEARS S 02°57'33" E
3.03'

FND I.R. 1/2" (CM)
BEARS S 13°33'55" E
0.82'

FND I.R. 1/2" (CM)
BEARS S 02°57'33" E
3.03'

FND I.R. 1/2" (CM)
BEARS S 13°33'55" E
0.82'

TITLE COMMITMENT:

THIS SURVEY WAS PERFORMED IN CONNECTION WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, OF NO. 279022-0485 WITH AN ISSUE DATE OF MAY 20, 2022. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID PLANNING LETTER AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN LETTER OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.

EASEMENTS OR OTHER ENCUMBRANCES	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1	CABINET I, SHEET 159, M.C.M.R.; M.C.C.F. NOS. 9660342, 9703863, 9704956, 974512, 0702008, 0811033, 9907173, 99062, 4709, 20003112, 2002019469, 2002, 027645, 200418833, 2008040702, 009032073, 2009060703, 20130105, 92, 201308699, 201321955, 2013, 3466, 201430327, 2014108486, 20141, 24360, 2016023797, 2016023797, 2016023797, 2016023797, 2016023797, 202119967 O.P.R.M.C.T.	RESTRICTIONS	NOT SUBJECT TO
10a.	CABINET I, SHEET 159, M.C.M.R.	100' BUILDING SETBACK LINE ALONG SOUTHERLY PROPERTY LINE	TRACT IS NOT SUBJECT TO
10b.	CABINET I, SHEET 159, M.C.M.R.	30' BUILDING SETBACK LINE ALONG NORTH PROPERTY LINE	TRACT IS NOT SUBJECT TO
10c.	CABINET I, SHEET 159, M.C.M.R.	25' BUILDING SETBACK LINES ALONG THE SIDE PROPERTY LINES	TRACT IS NOT SUBJECT TO
10d.	CABINET I, SHEET 159, M.C.M.R.	10' UTILITY EASEMENTS TOGETHER WITH AERIAL EASEMENTS	TRACT IS NOT SUBJECT TO

GENERAL NOTES:

- BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 1983), 2011 ADJUSTMENT.
- DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999968743368.
- ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE SUBJECT TRACT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON TEXAS AMERICAN TITLE COMPANY TO RESEARCH AND PROVIDE RECORDED DEEDS OR PLATS OF THE SUBJECT PROPERTY, ADJOINERS AND EASEMENTS DELIVERED MAY 20, 2022. NO EASEMENTS, OTHER THAN THOSE SUPPLIED BY TEXAS AMERICAN TITLE COMPANY OR SPECIFICALLY ADDRESSED HEREON, HAVE BEEN REVIEWED BY THE SURVEYOR.

BENCHMARKS: ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:

RM #100195 FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774, 0.4 MILES TO NICHOLS SAWMILL RD. SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK. ELEVATION=231.72' NAVD88, (2001 ADJUSTMENT)

RM #10023 FROM THE INTERSECTION OF FM 1488 AND JOSEPH ROAD GO SOUTH ON JOSEPH ROAD, 0.95 MILES TO THE BRIDGE OVER WALNUT CREEK. MONUMENT IS ON HEADWALL OPPOSITE GAGE STATION ON DOWNSTREAM SIDE OF BRIDGE. ELEVATION=221.93' NAVD88, (2001 ADJUSTMENT)

TBM "A" SET BRASS CAP NORTH OF WOOD FENCE NEAR SOUTH PROPERTY LINE AND APPROXIMATELY 122' EAST OF NORTH END OF 24" RCP CULVERT. ELEVATION=196.85'

TBM "B" SET BRASS CAP APPROXIMATELY 96' NORTH OF NORTH FENCE CORNER AT EQUESTRIAN DRIVE, NEAR WEST PROPERTY LINE. ELEVATION=200.48'

TBM "C" SET BRASS CAP APPROXIMATELY 367' NORTHEAST OF NORTH FENCE CORNER AT EQUESTRIAN DRIVE, NEAR WEST PROPERTY LINE. ELEVATION=200.48'

FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48336C04856, MAP REVISED DATE OF AUGUST 18, 2014 AND FURTHER REVISED BY FEMA LETTER OF MAP REVISION (LOMR) CASE NO. 21-06-1567P, ISSUE DATE FEBRUARY 12, 2022 AND EFFECTIVE DATE JUNE 27, 2022.:

ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.

FLOODWAY AREAS IN ZONE "AE" - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT UNSTANTIAL INCREASES IN FLOOD HEIGHTS.

ZONE "X" (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY NOTES:

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY MAPS, ATLAS MAPS, AS MAY BE AVAILABLE FROM UTILITIES OR OTHER UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED; ALTHOUGH, HE/SHE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- WATER SERVICE: CITY OF MAGNOLIA - (713)944-2027
- SANITARY SERVICE: CITY OF MAGNOLIA - (713)944-2027
- ELECTRIC SERVICE IS PROVIDED BY: ENTERGY - (936)760-7452
- TELEPHONE SERVICE PROVIDED BY: CONSOLIDATED COMMUNICATIONS - (936)521-0036
- GAS SERVICE PROVIDED BY: CENTERPOINT ENERGY-(713)941-0216

SURVEYOR'S CERTIFICATE

I, GREGORY M. DONELAN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES" THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

GREGORY M. DONELAN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6804



SYMBOL LEGEND

●	FND IRON ROD
○	FND IRON PIPE
○	SET IRON ROD
⊗	X CUT

SYMBOL LEGEND

●	BOLLARD
○	GUY WIRE
---	PIPELINE MARKER
---	POWER POLE
---	TELEPHONE PEDESTAL
---	TEMPORARY BENCHMARK
---	TIC
---	WATER VALVE

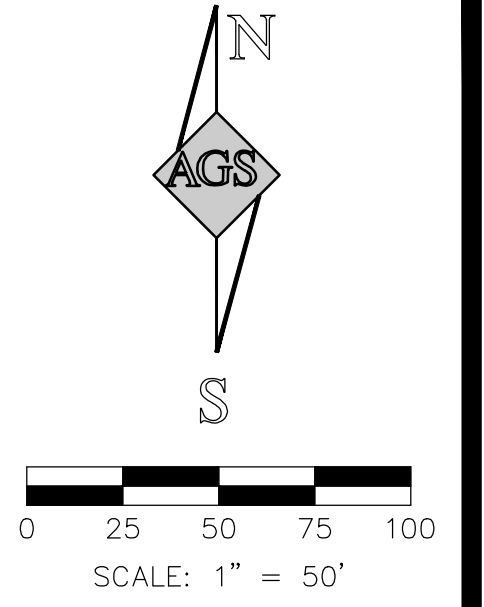
BOUNDARY AND TOPOGRAPHIC SURVEY OF 40.400 ACRES BEING OUT OF THE JOHN P. MORRIS SURVEY, ABST. NO. 372 MONTGOMERY COUNTY, TEXAS

MCAD APPRAISAL PROPERTY ID: R511171 MONTGOMERY COUNTY, TEXAS 77229

ally General Solutions, LLC
dba AGS Engineering & Construction
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
Phone: (281) 888-7682
TX Engineer Firm No. 13574
TBPELS Firm No. 10194392
Certified: DBE/SBE/MBE/HUB/8(A)


NO	REVISION	DATE
1		
2		
3		
4		

Drawing By: NMB	Date: 06/02/2022	Scale: 1"=50'
Checked By: GYC	F.B.:	Sheet: 1 of 2
Project No: 0022-010-22	Drawing Name: 0022-010-22_JESSE-40	AC: MONTGOMERY



MATCH LINE - SEE SHEET 2

BOUNDARY AND TOPOGRAPHIC SURVEY
OF 40.400 ACRES
BEING OUT OF
THE JOHN P. MORRIS SURVEY, ABST. NO. 372
MONTGOMERY COUNTY, TEXAS

MCAD APPRAISAL PROPERTY ID: R511171 MONTGOMERY COUNTY, TEXAS 77229		
 Ally General Solutions, LLC dba AGS Engineering & Construction 7070 W. 43rd St. Ste. 203 Houston, Texas 77092 Phone: (281) 888-7682 TX Engineer Firm No. 13574 TBPELS Firm No. 10194392 Certified: DBE/SBE/MBE/HUB/8(A)		
Drawing By: NMB Checked By: GYC Project No: 0022-010-22	Date: 06/02/2022 F.B.: Drawing Name: 0022-010-22_JESSE-40 AC, MONTGOMERY	Scale: 1"=50' Sheet: 2 of 2