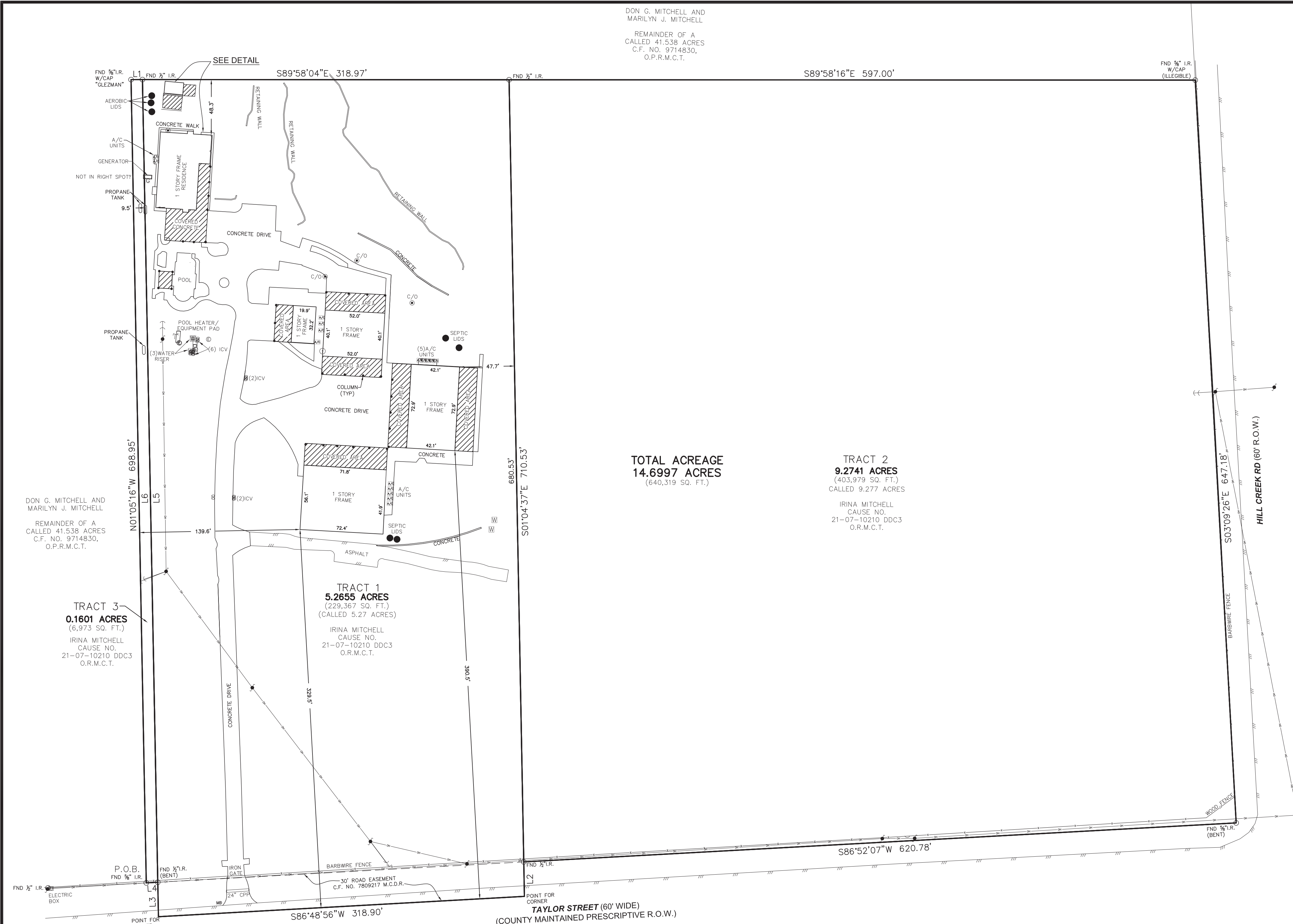


DON G. MITCHELL AND MARILYN J. MITCHELL
 REMAINDER OF A CALLED 41.538 ACRES
 C.F. NO. 9714830,
 O.P.R.M.C.T.

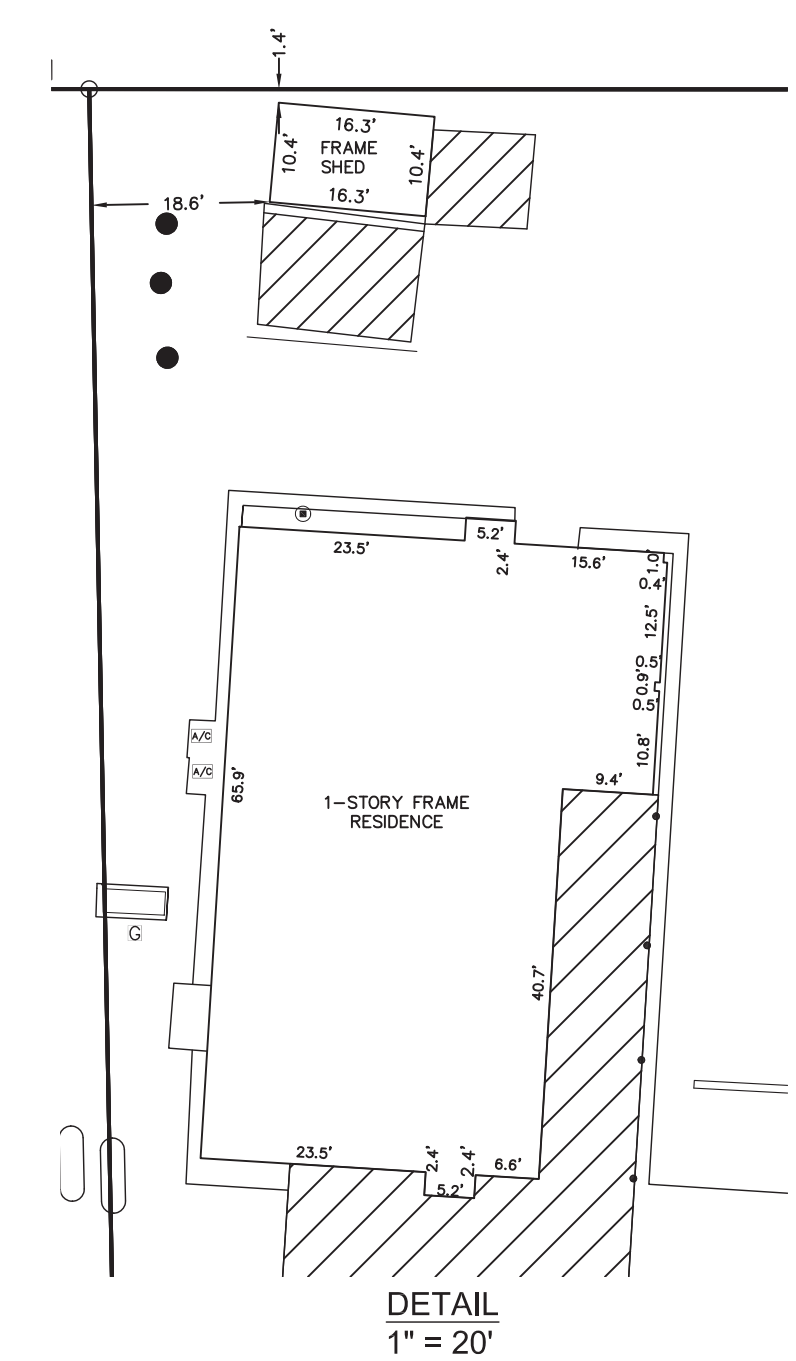


TOTAL ACREAGE
14.6997 ACRES
 (640,319 SQ. FT.)

TRACT 2
9.2741 ACRES
 (403,979 SQ. FT.)
 CALLED 9.277 ACRES
 IRINA MITCHELL
 CAUSE NO.
 21-07-10210 DDC3
 O.R.M.C.T.

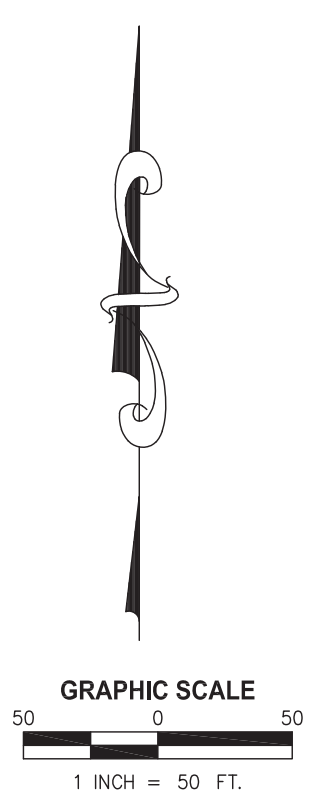
TRACT 1
5.2655 ACRES
 (229,507 SQ. FT.)
 (CALLED 5.27 ACRES)
 IRINA MITCHELL
 CAUSE NO.
 21-07-10210 DDC3
 O.R.M.C.T.

TRACT 3
0.1601 ACRES
 (6,973 SQ. FT.)
 IRINA MITCHELL
 CAUSE NO.
 21-07-10210 DDC3
 O.R.M.C.T.



Line Table

No.	Bearing	Length
L1	N89°49'38"E	9.94'
L2	S01°04'37"E	30.00'
L3	N01°05'39"W	29.99'
L4	S86°54'44"W	10.02'
L5	S01°05'39"E	698.44'
L6	N01°05'39"W	728.43'



LEGAL DESCRIPTION
 BEING METES AND BOUNDS DESCRIPTION
 14.6997 ACRES (640,319 SQ. FT.)
 BENJAMIN RIGSBY SURVEY, A-462
 MONTGOMERY COUNTY, TEXAS

Being 14.6997 acres (640,319 square feet) of land situated in the Benjamin Rigby Survey, A-462, Montgomery County, Texas, and being all of a 5.2655 acres (called: 5.27 acres), a 9.2741 acres (called 9.277 acres) and a 0.1601 acres recorded under Cause No. 21-07-10210 DDC3 of the Official Records of Montgomery County, Texas (O.R.M.C.T.); said 14.6997 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north right-of-way line of Taylor Street (60-foot wide County maintained prescriptive right-of-way) for the southeast corner of a remainder of a called 41.538 acres as recorded under Clerk's File No. 9714830 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.) and the southwest corner of said 0.1601 acre, same being the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 01°05'16" West, 698.95 feet along the east line of said remainder of 41.538 acres to the west line of said 0.1601 acre, same being the west line of the herein described tract to a 5/8-inch iron rod with cap stamped "GLEZMAN" found for the common northwest corner of said 0.1601 acre and the herein described tract;

THENCE North 89°49'38" East, 9.94 feet along the common north line of said 0.1601 acre and the herein described tract to a 1/2-inch iron rod found for the northeast corner of said 0.1601 acre and the northwest corner of said 5.2655 acres, same being an angle point of the herein described tract;

THENCE North 89°58'04" East, 318.97 feet along the common north line of said 5.2655 acres and the herein described tract to a 1/2-inch iron rod found for the northeast corner of said 5.2655 acres and the northwest corner of said 9.2741 acres, same being an angle point of the herein described tract;

THENCE South 89°58'16" East, 597.00 feet along the common north line of said 9.2741 acres and the herein described tract to a 5/8-inch iron rod with cap found in the west right-of-way line of Hill Creek Road (60-foot wide) for the common northeast corner of said 9.2741 acres and the herein described tract;

THENCE South 03°09'26" East, 647.18 feet along the west right-of-way line of said Hill Creek Road common to the east line of said 9.2741 acres, same being the east line of the herein described tract to a 5/8-inch iron rod found for the intersection of the west right-of-way line of said Hill Creek Road and the north right-of-way line of said Taylor Street for the southeast corner of the herein described tract;

THENCE South 86°52'07" West, 620.78 feet along the north right-of-way line of said Taylor Street and the south line of said 9.2741 acres, same being the south line of the herein described tract to a 1/2-inch iron rod found for the southwest corner of said 9.2741 acres and an interior south corner of the herein described tract;

THENCE South 01°04'37" East, 30.00 feet along a southwest line of the herein described tract to a point in the centerline of said Taylor Street for the southeast corner of said 5.2655 acres and the southeast corner of a 30.00 feet wide road easement recorded under Clerk's File No. 7809217 of the Deed Records of Montgomery County, Texas, same being a southwesterly corner of the herein described tract;

THENCE South 86°48'56" West, 318.90 feet along the common south line of said 5.2655 acres and said 30.00 feet wide road easement, same being a southwest line of the herein described tract to a point for the common southwest corner of said 5.2655 acres and said 30.00 feet wide road easement, same being a southwest corner of the herein described tract;

THENCE North 01°05'39" West, 29.99 feet to a 1/2-inch iron rod (bent) found for the southeast corner of said 0.1601 acre and an interior southwest corner of the herein described tract;

THENCE South 86°54'44" West, 10.02 feet along the south line of said 0.1601 acre common to a southwest line of the herein described tract to the POINT OF BEGINNING and containing 14.6997 acres (640,319 square feet) of land in Montgomery County, Texas.

ADDRESS: 25350 TAYLOR ST, MONTGOMERY, TX 77356

ABBREVIATIONS LEGEND

FND	FOUND	MAIL BOX	MB
I.R.	IRON ROD	SEPTIC/AEROBIC LIDS	●
"S"	SET MONUMENT	WATER RISER	□
U.E.	UTILITY EASEMENT	COLUMN	○
ESMT.	EASEMENT	CLEAN OUT	⊗
D.E.	DRAINAGE EASEMENT	IRRIGATION CONTROL VALVE	⊗
B.L.	BUILDING LINE	ELECTRIC JUNCTION BOX	⊗
R.O.W.	RIGHT-OF-WAY	POWER POLE	●
M.C.D.R.	MONTGOMERY COUNTY DEED RECORDS	ELECTRIC METER	⊗
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS	GUY ANCHOR	—
TYP	TYPICAL	OVERHEAD POWERLINE	— OH —
PP	POWER POLE	BARB WIRE FENCE	- X - X -
ICV	IRRIGATION CONTROL VALVE	WOOD FENCE	- / - / - / -
C/O	CLEAN OUT		

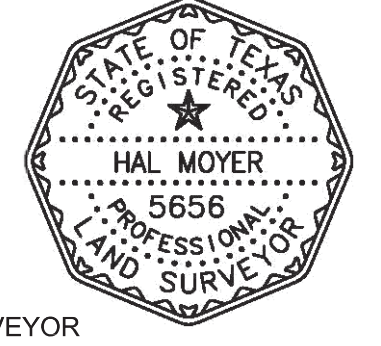
- GENERAL NOTES**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY LANDPOINT, LLC.
 - FLOOD STATEMENT: THIS SITE IS SITUATED IN ZONE "X" DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" IN MONTGOMERY COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48339C0175G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - BASIS OF BEARINGS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, 4203 (NAD83), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.

- 60 FOOT ROAD EASEMENT EXECUTED BY CONTINENTAL INVESTORS PROPERTIES, INC. TO THE PUBLIC AS RECORDED UNDER CLERK'S FILE NO. 7809217 OF M.C.D.R.
- 20 FOOT UTILITY EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE LOCATED 10 FEET ON EACH SIDE OF THE COOPERATIVE'S LINES, POLES, OR OTHER FACILITIES AS RECORDED UNDER CLERK'S FILE NO. 9865207 OF THE O.P.R.M.C.T.
- 20 FOOT UTILITY EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE LOCATED 10 FEET ON EACH SIDE OF THE COOPERATIVE'S LINES, POLES, OR OTHER FACILITIES AS RECORDED UNDER CLERK'S FILE NO. 2000-011329 OF THE O.P.R.M.C.T.
- 20 FOOT UTILITY EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE LOCATED 10 FEET ON EACH SIDE OF THE COOPERATIVE'S LINES, POLES, OR OTHER FACILITIES AS RECORDED UNDER CLERK'S FILE NO. 2011-057510 OF THE O.P.R.M.C.T.
- 20 FOOT UTILITY EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE LOCATED 10 FEET ON EACH SIDE OF THE COOPERATIVE'S LINES, POLES, OR OTHER FACILITIES AS RECORDED UNDER CLERK'S FILE NO. 2000-011272 OF THE O.P.R.M.C.T.

TO: IRINA MITCHELL

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1B, CONDITION 4 LAND TITLE SURVEY.

HAROLD L. MOYER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5656
 DATE: MAY 15, 2023



BOUNDARY SURVEY
14.6997 ACRE TRACT
BENJAMIN RIGSBY SURVEY, A-462
MONTGOMERY COUNTY, TEXAS

LANDPOINT 525 SAWDUST ROAD, STE. 200
 THE WOODLANDS, TX 77380
 (281)465-8730
 www.landpoint.net
 TBPELS REG. NO. 10194172

DRAWN BY: NNS	SCALE: 1" = 50'	KEY MAP:
CHECKED BY: HLM	DATE: 4/17/23	PROJECT No. 23-0675
APPROVED BY: HLM	FIELD BOOK: 459/60	SHEET 1 OF 1