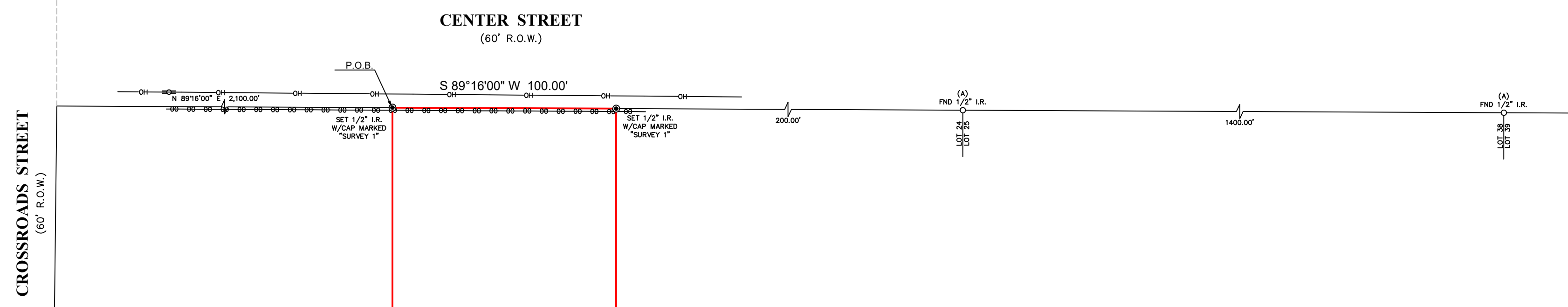


W.S. TAYLOR SURVEY ABSTRACT 552

SCALE 1"=40'



P.O.C.
SE CORNER OF A CALLED 33.1 ACRE TRACT DESCRIBED IN PARTIAL RELEASE FROM FEDERAL LAND BANK OF HOUSTON VOL. 91, PG. 517, D.R.M.C.
W.S. TAYLOR SURVEY ABSTRACT 552
PRYOR BRYAN SURVEY ABSTRACT 76
N 89°40'00" E 3,679.50'

LOT 21
ALEJANDRO G. MEDINA
C.F. NO. 2006029235
O.P.R.M.C.

(VACANT)
LOT 22
1.1330 ACRES
(49,356 SQ.FT.)

LOT 23
AUGUSTIN FLORES OLGUIN & IRMA C. OLGUIN
C.F. NO. 2008033240
O.P.R.M.C.

S 01°00'00" E 493.20'

N 01°00'00" W 494.00'

DESCRIPTION OF A TRACT OF LAND CONTAINING 1.1330 ACRES (49,356 SQUARE FEET) SITUATED IN THE W.S. TAYLOR SURVEY, ABSTRACT 552 MONTGOMERY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.1330 ACRES (49,356 SQUARE FEET), SITUATED IN THE W.S. TAYLOR SURVEY, ABSTRACT 552, MONTGOMERY COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO CESAR GONZALEZ MEDINA IN COUNTY CLERK'S FILE NO. 2006029233 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING KNOWN AS LOT 22, BLOCK 4 OF MULESHOE LAKE, SECTION 2, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS. SAID 1.1330-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE SAID W.S. TAYLOR SURVEY, SAME BEING THE NORTH LINE OF THE PRYOR BRYAN SURVEY, ABSTRACT 76, MARKING THE SOUTHEAST CORNER OF A CALLED 33.1 ACRE TRACT OF LAND DESCRIBED IN PARTIAL RELEASE FROM FEDERAL LAND BANK OF HOUSTON AS RECORDED IN VOLUME 91, PAGE 517 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE NORTH 89°40'00" EAST, A DISTANCE OF 3,679.50 FEET TO A POINT;

THENCE NORTH 00°20'00" WEST, A DISTANCE OF 1,335.40 FEET TO A POINT MARKING THE EAST RIGHT-OF-WAY LINE OF CROSSROADS STREET (60.00 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (60.00 FEET WIDE);

THENCE NORTH 89°16'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTER STREET, A DISTANCE OF 2,100.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" MARKING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°00'00" EAST, A DISTANCE OF 493.20 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

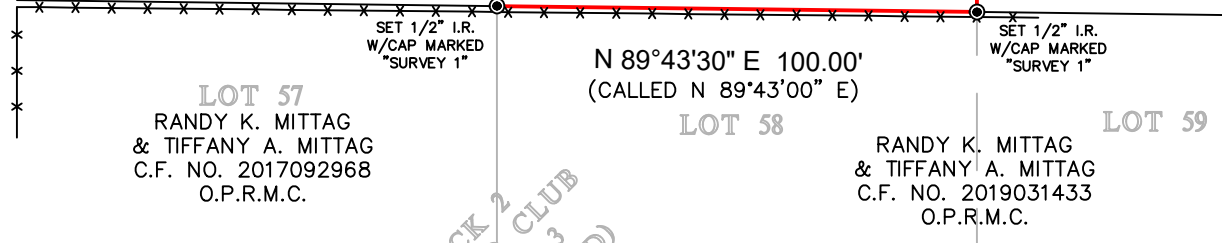
THENCE NORTH 89°43'30" EAST (CALLED NORTH 89°43'00" EAST), A DISTANCE OF 100.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°00'00" WEST, A DISTANCE OF 494.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTER STREET FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89°16'00" WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1330 ACRES (49,356 SQUARE FEET), MORE OR LESS.

BLOCK 4
MULESHOE LAKE, SECTION 2
(UNRECORDED)

BLOCK 2
LAKELAND CLUB
SECTION 3
(UNRECORDED)



LOT 57
RANDY K. MITTAG & TIFFANY A. MITTAG
C.F. NO. 2017092968
O.P.R.M.C.

LOT 58
N 89°43'30" E 100.00'
(CALLED N 89°43'00" E)

LOT 59
RANDY K. MITTAG & TIFFANY A. MITTAG
C.F. NO. 2019031433
O.P.R.M.C.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CESAR GONZALEZ MEDINA IN COUNTY CLERK'S FILE NO. 2006029233 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO MARCELO BONILLA FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND

—○— POWER POLE —OH— OVERHEAD UTILITY LINES

—○—○— FENCE

—○—○— CHAIN LINK

—x—x—x— WIRE

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.1330 ACRES (49,356 SQUARE FEET) SITUATED IN THE W.S. TAYLOR SURVEY, ABSTRACT 552, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 6, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
PROFESSIONAL LAND SURVEYOR
4148
RPS# 4148

CLIENT: TBD
ADDRESS: 26994 CENTER STREET

www.survey1inc.com
survey1@survey1inc.com

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Your Land Survey Company
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P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JO	EF
DRAFTER:	FINAL CHECK:
MC	EF
DATE:	
SEP. 13, 2023	
JOB#	
9-127593-23	