

P.O.C. NORTH CORNER ORIGINAL 41254 NAD83

P.O.B. (S.E. 1/4) W/ CAP MARKED SURVEY 1" P.O.C.

R=3714.73' L=2033.81'
CB=S 49°09'20" E CHE=203.78'

F.M. 2432
(100' R.O.W.)

SET 1/2" IRON ROD WITH CAP MARKED SURVEY 1"

S 47°23'24" E 133.24'

SET 1/2" IRON ROD WITH CAP MARKED SURVEY 1"

PART OF
HB AMERICAN GROUP INC
C.F. NO. 2016019830
O.P.R.M.C.
2.0000 ACRES
(87,121 SQ.FT.)
(VACANT)

REMAINDER OF
HB AMERICAN GROUP INC
C.F. NO. 2016019830
O.P.R.M.C.

N 08°45'17" E 595.93'

S 44°10'04" W 492.00'
SEVEN COVES ROAD
(R.O.W. VARIES)

SET 1/2" IRON ROD WITH CAP MARKED SURVEY 1"

SCALE 1"=40'

DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0000 ACRES (87,121 SQUARE FEET) SITUATED IN THE HENRY ALSTON SURVEY, ABSTRACT 59, MONTGOMERY COUNTY, TEXAS, BEING PART OF A CALLED 41,296 ACRE TRACT OF LAND CONVEYED INTO HB AMERICAN GROUP INC BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016019830 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 2.0000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND CONTAINING 2.0000 ACRES (87,121 SQUARE FEET), SITUATED IN THE HENRY ALSTON SURVEY, ABSTRACT 59, MONTGOMERY COUNTY, TEXAS, BEING PART OF A CALLED 41,296 ACRE TRACT OF LAND CONVEYED INTO HB AMERICAN GROUP INC BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016019830 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 2.0000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID CALLED 41,296 ACRE TRACT BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF F. M. 2432 (100.00 FEET WIDE);

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWEST RIGHT-OF-WAY AND BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2815.00 FEET, AN ARC LENGTH OF 596.87 FEET, A CHORD BEARING OF SOUTH 56°51'54" EAST, AND A CHORD DISTANCE OF 595.75 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED SURVEY 1" FOR A POINT OF COMPOUND CURVE AND FOR THE NORTH CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWEST RIGHT-OF-WAY AND BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 3714.73 FEET, AN ARC LENGTH OF 2033.81 FEET, A CHORD BEARING OF SOUTH 49°09'20" EAST, AND A CHORD DISTANCE OF 203.78 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED SURVEY 1" FOR A POINT OF TANGENCY IN THE NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 47°23'24" EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY, A DISTANCE OF 133.24 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED SURVEY 1" AT THE NORTH CUTBACK CORNER OF THE INTERSECTION OF SAID F.M. 2432 AND THE WEST RIGHT-OF-WAY LINE OF SEVEN COVES ROAD (WIDTH VARIES) AND FOR THE NORTHERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00°00'07" WEST, A DISTANCE OF 12.46 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED SURVEY 1" AT THE SOUTH CUTBACK CORNER FOR THE NORTHERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°10'04" WEST, ALONG THE NORTHWEST RIGHT-OF-WAY OF SAID SEVEN COVES ROAD, A DISTANCE OF 492.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED SURVEY 1" FOR THE SOUTHWESTERLY CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 08°45'17" EAST, A DISTANCE OF 595.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0000 ACRES (87,121 SQUARE FEET), MORE OR LESS.

NOTES:

LINE	BEARING	DISTANCE
L1	S 00°00'07" W	12.46

- ALL BEARINGS SHOWN ARE REFERENCED TO A PRIOR DEED CONVEYED INTO HB AMERICAN GROUP INC, RECORDED IN COUNTY CLERK'S FILE NO. 2016019830 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (D) WERE HELD FOR HORIZONTAL CONTROL BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY. INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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.
- THIS SURVEY WAS CONDUCTED UNDER MY SUPERVISION ON THE DATE INDICATED AND I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 08-29-22, UNDER G.F. NO. 220820418.
- EASEMENT TO SAM HOUSTON ELECTRIC AS RECORDED UNDER C.F. NOS. 2002022730, 2003069746, 2004066492 & 201212023 O.P.R.M.C.
- A NON-EXCLUSIVE HIGHWAY & UTILITY EASEMENT AS RECORDED UNDER C.F. NO. 2005050968 O.P.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LINE	BEARING	DISTANCE
L1	S 00°00'07" W	12.46

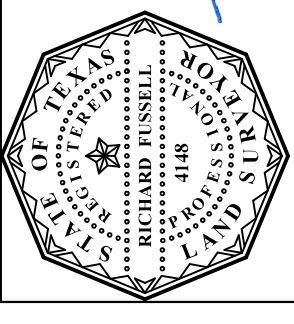
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TITLE COMPANY:
G.F. #: 220820418
ISSUE DATE: 08-29-22

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.0000 ACRES (87,121 SQUARE FEET) SITUATED IN THE WILLIAM HOBBDAY SURVEY, ABSTRACT 295, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.



SURVEYOR CERTIFICATE: I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE PLATS FOUND ON THE GROUND DURING THE COURSE OF BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON THE DATE INDICATED AND I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I AM NOT PROVIDING THIS CERTIFICATE TO ANY OTHER PARTY AND I AM NOT PROVIDING THIS CERTIFICATE TO ANY OTHER PARTY EXCEPT AS SHOWN.

CLIENT: RYLAZ KADWAL
ADDRESS: F.M. 2432 & SEVEN COVES ROAD
www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: TECH: ARH
DRAFTER: JF
FINAL CHECK: EF
DATE: 08-29-22
JOB#: 9-116671-22

Firm Registration No. 100758-00
P.O. Box 2543 | A.M.H. TX 77512 | (281)931-1882

