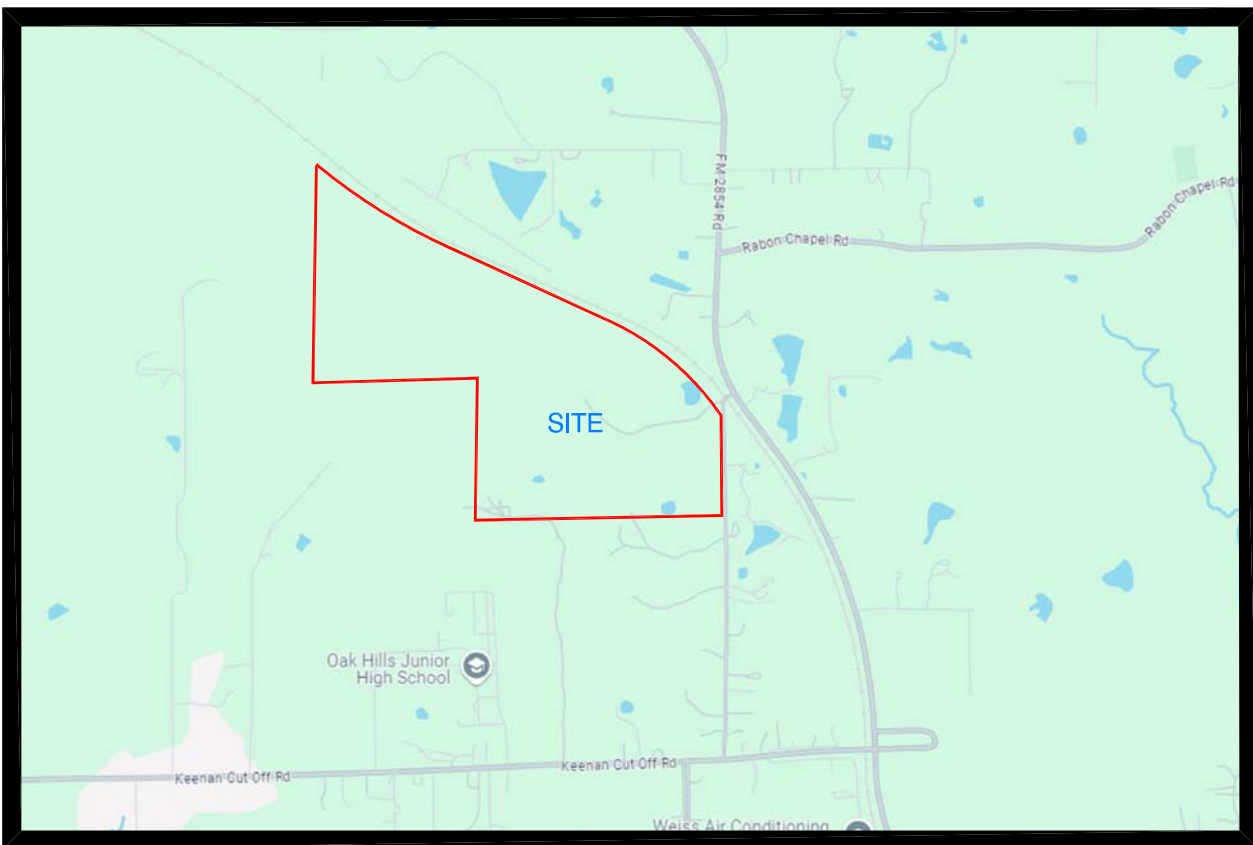


CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	1,627.33'	5,633.69'	16°33'01"	S 61°01'42" E	1,621.68'
C2	1,385.10'	2,918.67'	27°11'26"	S 57°25'06" E	1,372.13'



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF ADOULE ROAD (60 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF A CALLED 25.4480 ACRE TRACT OF LAND AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2001-051140, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 24 MINUTES 43 SECONDS WEST, ALONG THE SOUTHERLY NORTH LINE OF A CALLED 104.84 ACRE TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2004-109091, A DISTANCE OF 1326.22 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 03 DEGREES 11 MINUTES 21 SECONDS WEST, ALONG THE WESTERLY EAST LINE OF SAID CALLED 104.84 ACRE TRACT, A DISTANCE OF 1398.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CALLED 104.84 ACRE TRACT, A DISTANCE OF 1619.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO MCCANTS FOREST LAND LIMITED AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 99002183;

THENCE NORTH 03 DEGREES 07 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID MCCANTS FOREST LAND LIMITED TRACT, A DISTANCE OF 2409.27 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTHWEST LINE OF TIMBER ROCK RAILROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHWEST LINE OF SAID TIMBER ROCK RAILROAD THE FOLLOWING 3 COURSES AND DISTANCES:

IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5633.69 FEET, A DELTA OF 16 DEGREES 33 MINUTES 01 SECONDS, AN ARC LENGTH OF 1627.33 FEET, A CHORD BEARING SOUTH 61 DEGREES 01 MINUTES 42 SECONDS EAST, A DISTANCE OF 1621.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 23 MINUTES 18 SECONDS EAST, A DISTANCE OF 1668.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE RIGHT.

IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2918.67 FEET, A DELTA OF 27 DEGREES 11 MINUTES 26 SECONDS, AN ARC LENGTH OF 1385.10 FEET, A CHORD BEARING SOUTH 57 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 1372.13 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING CO. IN THE WEST LINE OF THE FOREMENTIONED ACRES ROAD, SAID ROAD BEING THE NORTHEAST CORNER OF

THENCE SOUTH 04 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF ADGUE ROAD, A DISTANCE OF 1317.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 186.8534 ACRES (8,139,334 SQUARE FEET) OF LAND, MORE OR LESS.

SCHEDULE "B" ITEMS

10A. UTILITY EASEMENT AND COVENANT OF ACCESS TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 8919963, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS. BLANKET, NOT PLOTTABLE.

10B, UTILITY EASEMENT AND COVENANT OF ACCESS TO MID-SOUTH ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 8919864, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS. BLANKET, NOT PLOTTABLE.

10C, UTILITY EASEMENT AND COVENANT OF ACCESS TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 8865124, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, UNABLE TO PLOT BASED ON DESCRIPTION IN SAID DOCUMENT.

[illegible]

ENCROACHMENTS
NONE TO NOTE

EXISTING PARKING SPACES
NO PARKING STRIPES AT TIME OF SURVEY

NOTES:

[illegible]

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X & A, ACCORDING TO F.I.R.M. MAP NO. 48339C 0356G, DATE 08-18-2014, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



186.8534 ACRES
(8,139,334 SQ. FT.)

CALLED 25.4480 ACRES
 TOLAND DENNIS M & JUDITH Z
 M.C.C.F. NO. 2001-051140

SURVEYOR'S CERTIFICATION
TO: PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2025.

DATE OF PLAT OR MAP: JANUARY 15, 2025


Fred W. Layton Registered Professional Land Surveyor No. 232
Surveyor's Email Address: fwlayton@stsurvey.com



ALTA/NSPS LAND TITLE SURVEY OF

A 186.8534 ACRE TRACT SITUATED IN THE RALEIGH ROGERS SURVEY, ABSTRACT NO. 3
OF MONTGOMERY COUNTY, TEXAS.

ADDRESS: 7190 ADOUE ROAD
MONTGOMERY, TEXAS 77316

SITE:
JOB NO: 0070-25
DATE: 1-15-25

SCALE: 1" = 120'
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400

JOB NO: 0070-25