

M.H. SHORT
SURVEY
ABSTRACT 509

i ^ka qfqi b pr o s b v

0' 25' 50' 100'
SCALE 1"=50'



BRITON A. ANASTON
C.F. NO. 2007027434
O.P.R.M.C.

p u v c p d m h = t t s k m d

756.00'

(VACANT)

6.793 ACRES
(295,885 SQ.FT.)

CANEY CREEK

p c s b d m h = c o u d
(CALLED S. 27°04'00" E. 438.70')

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

k u v c p d m h = t t s k m d

DAVID E. LOCK
& EVELYN LOCK
C.F. NO. 9666931
O.P.R.M.C.

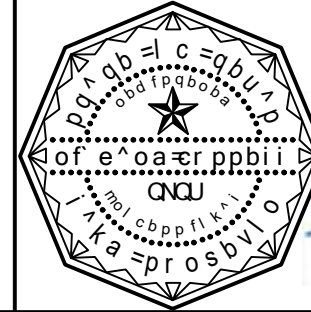
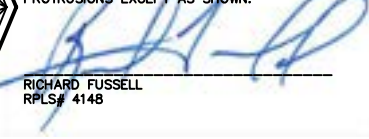
(60' R.O.W. - VOL. 1061, PG. 857)

THE K K
SE CORNER OF
A CALLED 12.5 ACRE
VOL. 477, PG. 626
D.R.M.C.

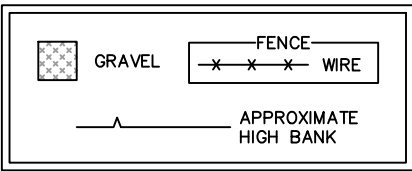
SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JORGE A. MARQUES UNDER COUNTY CLERK'S FILE NO. 2023011437 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. UNLOCATED 60.00 FEET WIDE DESIGNATED ROAD AS RECORDED IN VOL. 1061, PG. 857, D.R.M.C..

					
G.F. #: 6902-02-26		ISSUE DATE: FEB. 24, 2026		888-282-3163	
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 6.793 ACRES (295,885 SQUARE FEET) SITUATED IN THE M.H. SHORT SURVEY, ABSTRACT 509, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.					
		SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 27, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.		CLIENT: LIGHT STREET RESIDENTIAL LLC ADDRESS: BAPTIST ENCAMPMENT ROAD	
				FIELD CREW: JO SF DRAFTER: MC DATE: MARCH 4, 2026 JOB# 2-162381-26	
P.O. Box 2543 v Alvin, TX 77512 v (281)393-1382		Firm Registration No. 100758-00		TECH: SF FINAL CHECK: EF	

i b d b k a



**DESCRIPTION OF A TRACT OF LAND CONTAINING
6.793 ACRES (295,885 SQUARE FEET) SITUATED
IN THE M.H. SHORT SURVEY, ABSTRACT 509
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 6.793 acres (295,885 square feet), situated in the M.H. Short Survey, Abstract 509, Montgomery County, Texas being all of a tract of land conveyed by deed unto Jorge A. Marques under County Clerk's File No. 2023011437 of the Official Public Records of Montgomery County, Texas (*bearing basis*), and being out of and a part of a called 12.5 acre tract as recorded in Volume 477, Page 626 of the Deed Records of Montgomery County, Texas. Said 6.793-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-way line of Carol Road (60.00 feet wide – Vol. 1061, Pg. 857) said point marking the southeast corner of said 12.5 acre tract and for the southeast corner of the said tract herein described;

THENCE North 18°07'00" West, along the west right-of-way line of said Carol Road, a distance of 418.40 feet to a found 1/2-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 89°23'00" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 756.00 feet for reference on the east bank of Caney Creek, and continue in all a total distance of 776.00 feet to the northwest corner of the said tract herein described;

THENCE South 26°38'21" East, generally along the east bank of said Caney Creek, a distance of 444.05 feet (called South 27°04'00" East – 438.70 feet) to a set 1/2-inch iron rod with cap marked "SURVEY 1" to the southwest corner of the said tract herein described;

THENCE North 89°23'00" East, a distance of 707.00 feet to the POINT OF BEGINNING and containing 6.793 acres (295,885 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated March 4, 2026, job number 2-162381-26.



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