

BENJAMIN RIGSBY
SURVEY
ABSTRACT 31

LAND TITLE SURVEY

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



HENSON ROAD
(R.O.W. VARIES)

P.O.C.
TRACT 1

P.O.B.
TRACT 2
NE CORNER OF A
CALLED 177.608 ACRE TRACT
VOL. 904, PG. 488, D.R.M.C.

(A)
FND 5/8" I.R.

(B)
FND 5/8" I.R.

N 89°34'11" E 248.39'

N 89°34'11" E 250.44'

FND "MAG" NAIL
(N02°41'W-28.1')

P.O.B.
TRACT 1

10' U.E.
SEE NOTE #6

KEVIN LOUGEE
C.F. NO. 2024086310
O.P.R.M.C.

WILLIAM G. BURSON
(EXHIBIT A4 - CALLED 4.741 ACRES)
C.F. NO. 2022104148
O.P.R.M.C.

TRACT 1
(VACANT)

2.959 ACRES
(128,875 SQ.FT.)

TRACT 2
(VACANT)

3.000 ACRES
(130,680 SQ.FT.)

N 00°25'40" W 521.70'

S 00°25'49" E 515.94'

N 00°25'49" W 515.94'

SHARP ROAD
(R.O.W. VARIES)

S 01°23'54" E 510.00'

10' U.E.
SEE NOTE #6

S 88°14'24" W 248.48'

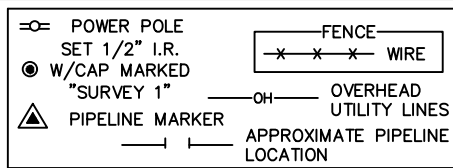
S 88°14'24" W 259.13'

QUIET HOLLOW
(R.O.W. VARIES)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WILLIAM G. BURSON UNDER COUNTY CLERK'S FILE NO. 2022104148 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- 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.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- AN EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS RECORDED IN VOL. 679, PG. 931, R.P.R.M.C.
- AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY TO FEET ALONG ALL STREETS AS RECORDED IN VOL. 924, PG. 781, O.P.R.M.C.

LEGEND



		TITLE COMPANY: A Shaddock Company 832-534-4190	
G.F. #: 26-912289-WW		ISSUE DATE: APRIL 17, 2026	
LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 2.959 ACRES (128,875 SQUARE FEET) SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT 31, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED. TRACT 2: A TRACT OF LAND CONTAINING 3.000 ACRES (130,680 SQUARE FEET) SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT 31, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.			
		SURVEYORS 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 APRIL 22, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLES 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: SONNY LETSINGER & KELSEI LETSINGER ADDRESS: 22868 HENSON ROAD		FIELD CREW: JO SF TECH: MC EF	
 Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		DATE: APRIL 24, 2026 JOB# 4-164331-26	