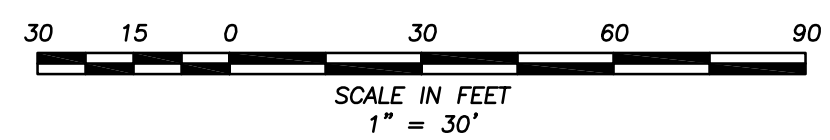


VICINITY MAP
SCALE: 1" = 1/2 MI.



ABBREVIATIONS

- A.E. = AERIAL EASEMENT
- ESMT. = EASEMENT
- CAB. = CABINET
- SHT. = SHEET
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
- No. = NUMBER
- SQ. FT. = SQUARE FEET
- R.O.W. = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- RCF = REINFORCED CONCRETE PIPE
- A/C = AIR CONDITIONING UNIT

LEGEND

- SEPTIC SYSTEM LID
- POWER POLE
- DOWN GUY
- MAILBOX
- WATER SPIGOT
- TOP OF BANK
- CHAIN LINK FENCE
- PIPE RAIL FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC LINE
- OVERHANG/COVERED AREA
- CONCRETE
- GRAVEL
- ASPHALT

METES AND BOUNDS DESCRIPTION OF 5.014 ACRES

Being a tract of land containing 5.014 acres, located in the Solomon Brown Survey, Abstract Number 5, in Montgomery County, Texas; Said 5.014 acres being all of a called 5.014 acre tract of land recorded in the name of Mathew Wayne Helm, in Montgomery County Clerk's File Number (M.C.C.F. No.) 2020087300; Said 5.014 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING, at a 3/4-inch iron pipe found at the northwest corner of said 5.014 acre tract, same being the southwest corner of a called 2.261 acre tract of land recorded in the name of Linda Heeren in M.C.C.F. No. 2015074555, and being on the east Right-Of-Way (R.O.W.) line of Walnut Creek Road (fifty feet wide as monumented), for the northwest corner of the herein described tract;

THENCE, North 85° 45' 44" East, with the north line of said 5.014 acre tract and with the south line of said 2.261 acre tract, at 297.00 feet pass the southeast corner of said 2.261 acre tract, same being the southwest corner of a called 2.001 acre tract of land recorded in the name of Denise Aida Alexander and Arturo Antonio Figueroa Jovel in M.C.C.F. No. 2021000302, continuing with the south line of said 2.001 acre tract a total distance of 556.74 feet to a 1/2-inch iron rod found at the northeast corner of said 5.014 acre tract, same being the southeast corner of said 2.001 acre tract, on the west line of Block 1, Brushy Oaks Section One, a subdivision recorded in Cabinet 1, Sheet 176 of the Montgomery County Map Records, for the northeast corner of the herein described tract;

THENCE, South 03° 01' 01" East, with the east line of said 5.014 acre tract and with the west line of said Block 1, a distance of 392.94 feet to a 5/8-inch iron rod found at the southeast corner of said 5.014 acre tract, same being the northeast corner of a called 2.5067 acre tract of land recorded in the name of Darlene A. Schmall in M.C.C.F. No. 2006047521, for the southeast corner of the herein described tract;

THENCE, South 85° 45' 44" West, with the south line of said 5.014 acre tract and with the north line of said 2.5067 acre tract, a distance of 555.00 feet to a 5/8-inch iron rod found at the southwest corner of said 5.014 acre tract, same being the northwest corner of said 2.5067 acre tract, on the east R.O.W. line of Walnut Creek Road, for the southwest corner of the herein described tract;

THENCE, North 03° 18' 16" West, with the west line of said 5.014 acre tract and with the east R.O.W. line of said Walnut Creek Road, a distance of 392.91 feet to the POINT OF BEGINNING and containing 5.014 acres of land.

STANDARD LAND SURVEY
OF
5.014 ACRES
BEING ALL OF
A CALLED 5.014 ACRE TRACT OF LAND
RECORDED IN THE NAME OF MATTHEW
WAYNE HELM IN MONTGOMERY COUNTY
CLERK'S FILE NUMBER 2020087300
IN THE
SOLOMON BROWN SURVEY
ABSTRACT NO. 5
30906 WALNUT CREEK ROAD, MANGNOLIA
MONTGOMERY COUNTY, TEXAS

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.
5. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 480483, DATED AUGUST 18, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48300055G. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II, SURVEY.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532



DATE:	12/02/22
SCALE:	1" = 30'
BOOK NO.:	
DRAWN BY:	S.L.
CHECKED BY:	C.G.R.
PROJECT NO.:	HELM
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
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