

METES AND BOUNDS:

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.2830 ACRE, (12,330 SQUARE FEET), SITUATED IN THE MATILDA WILBURN SURVEY, ABSTRACT NO. 597, MONTGOMERY COUNTY, TEXAS, ALSO BEING KNOWN AS LOT FOUR (4), IN BLOCK ONE (1), OF HICKORY RIDGE, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, SAID 0.2830 ACRE TRACT BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH CAP FOUND AT THE EAST RIGHT OF WAY (R.O.W.) LINE OF NEEDHAM ROAD (CALLED 80' R.O.W.) AND THE SOUTH RIGHT OF WAY LINE (R.O.W.) LINE OF RIVER RIDGE DRIVE (CALLED 60' R.O.W.), SAME BEING THE NORTHWEST CORNER OF LOT 1 OF SAID HICKORY RIDGE UNRECORDED SUBDIVISION;

THENCE, S89°40'00"E, ALONG THE SOUTH R.O.W. LINE OF SAID RIVER RIDGE DRIVE, A DISTANCE OF 280.00 FEET TO 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAME BEING THE NORTHEAST CORNER OF LOT 3, OF SAID HICKORY RIDGE SUBDIVISION;

THENCE, S89°40'00"E, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID RIVER RIDGE DRIVE, A DISTANCE OF 90.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 5, OF SAID HICKORY RIDGE SUBDIVISION;

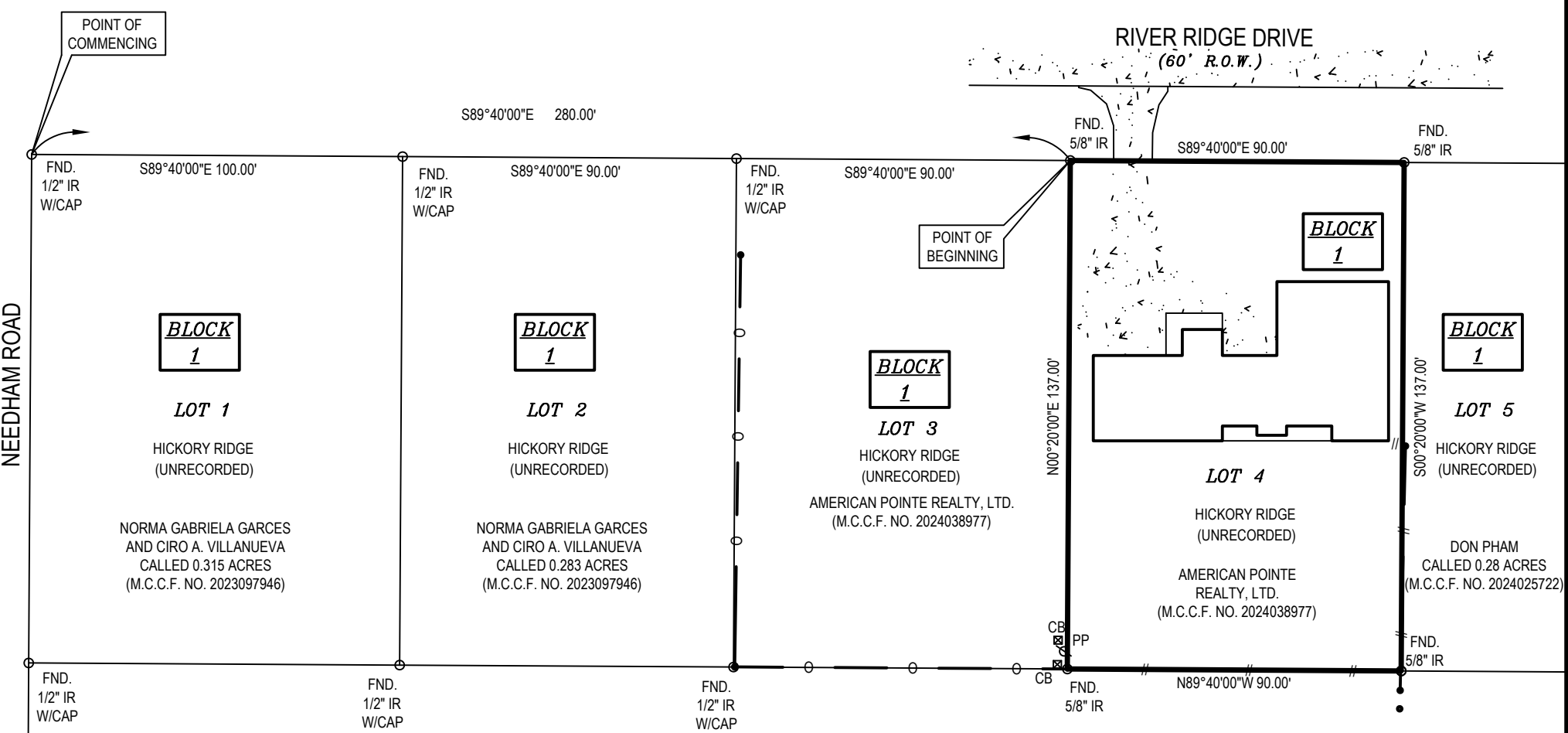
METES AND BOUNDS: (CONT.)

THENCE, S00°20'00"W, ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, A DISTANCE OF 137.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT BEING ON THE NORTHERLY LINE OF A CALLED 23.992 ACRE TRACT CONVEYED TO KINGSLEY VENTURES, LLC. BY DEED RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 2019002317;

THENCE, ALONG THE NORTHERLY LINE OF SAID 23.922 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED PARCEL OF LAND, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3 OF SAID HICKORY RIDGE SUBDIVISION;

THENCE, N00°20'00"E, ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 4, A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 0.2830 ACRE (12,330 SQUARE FEET)

SCALE: 1" = 40'



- NOTES:
- BEARINGS BASED ON RECORDED DEED.
 - THIS SURVEY EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
 - EASEMENT AND BUILDING LINES PER RECORDED PLAT.
 - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

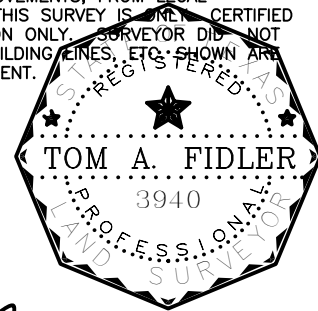
THIS SURVEY EXHIBIT IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO BOUNDARY HAS BEEN CREATED, EXPRESS OR IMPLIED. AND TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

BOUNDARY SURVEY OF:
 BEING A TRACT OR PARCEL OF LAND CONTAINING 0.2830 ACRE, (12,330 SQUARE FEET), SITUATED IN THE MATILDA WILBURN SURVEY, ABSTRACT NO. 597, MONTGOMERY COUNTY, TEXAS, ALSO BEING KNOWN AS LOT FOUR (4), IN BLOCK ONE (1), OF HICKORY RIDGE, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, SAID 0.2830 ACRE TRACT BEING FULLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. NO.	48339 C	PANEL	0535 G
EFFECTIVE DATE	08/18/2014	ZONE	"AE"
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.			
OWNER(S) OF RECORD:	AMERICAN POINTE REALTY, LTD. (M.C.C.F. NO. 2024038977)		
PROPOSED BUYER:	TBD		
ADDRESS:	2506 RIVER RIDGE DRIVE, CONROE, TEXAS 77385		
FIELDWORK:	JC - 08/15/24		
LENDER:	N/A		
TITLE CO.:	N/A	GF. NO.:	N/A
G.F. EFFECTIVE DATE:	N/A		
JOB NO.:	1904023		

- KINGSLEY VENTURES, LLC
 CALLED 23.992 ACRES
 (M.C.C.F. NO. 2019002317)
- LEGEND:
- E.E. ——— UTILITY EASEMENT
 - W.L.E. ——— WATERLINE EASEMENT
 - R.O.W. ——— RIGHT OF WAY
 - B.L. ——— BUILDING LINE
 - P.L. ——— PROPERTY LINE
 - ——— FOUND 5/8" IR
 - FH ——— FIRE HYDRANT
 - WM ——— WATER METER
 - EM ——— ELECTRIC METER
 - MH ——— MANHOLE
 - PP ——— POWER POLE
 - CP ——— CABLE PEDESTAL
 - PLM ——— PIPELINE MARKER
 - WV ——— WATER VALVE
 - < > ——— CALLED DISTANCE
 - () ——— MEASURED DISTANCE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



Tom A. Fidler
 TOM A. FIDLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3940

CIVIL LAND SURVEYS OF TEXAS
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