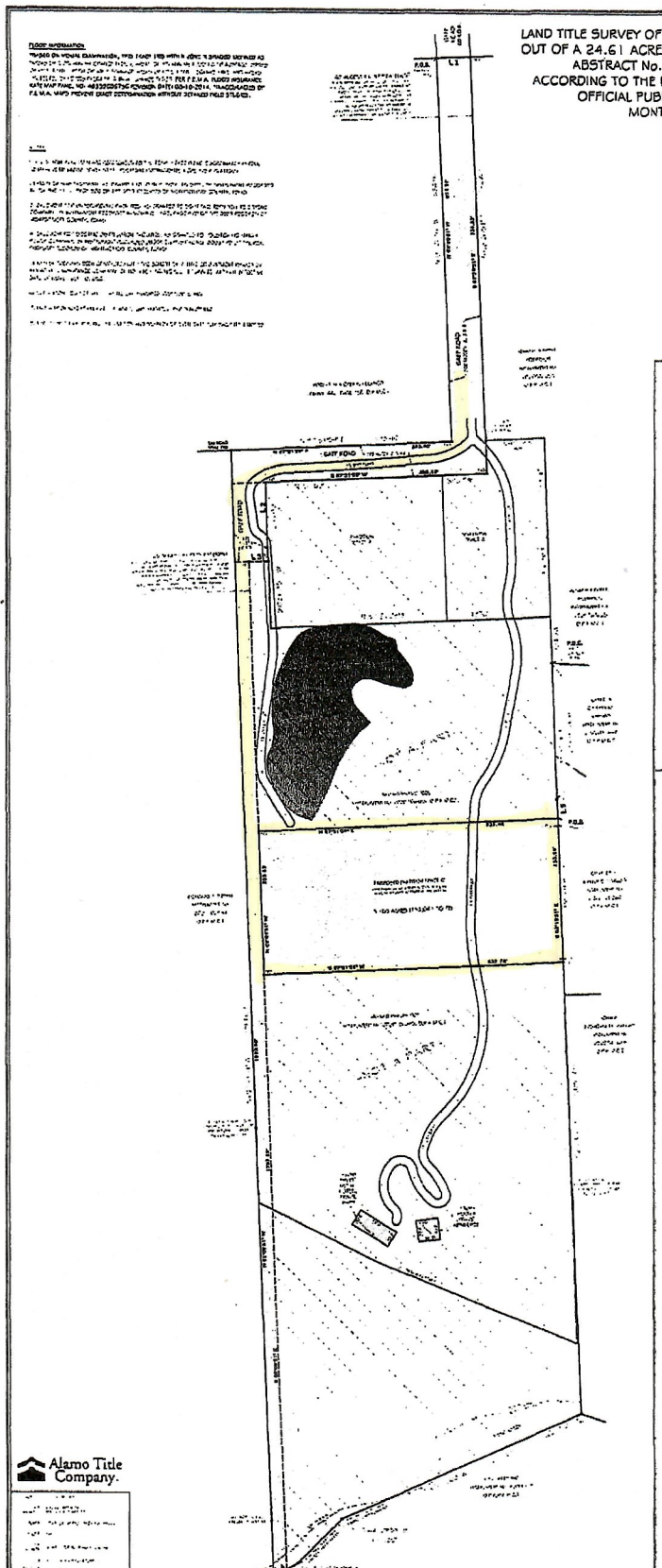
LAND TITLE SURVEY OF PARTITION TRACT 'C', BEING 3.100 ACRES OUT OF A 24.61 ACRE TRACT IN THE SOLOMON BROWN SURVEY, ABSTRACT No. 5, MONTGOMERY COUNTY, TEXAS ACCORDING TO THE DEED AT CLERK'S FILE No. 2020106485, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS



PROPERTY PARTITION C

BEING a 3.100 acres (135,041 Sq. Ft.) tract of land situated in the Solomon Brown Survey, A-5, being out of and a part of that called 23.68 acre tract called TRACT ONE conveyed to Amara Nancy Coe by instrument recorded at DOC #2020106485, Official Public Records Of Montgomery County, Texas (O.P.R.M.C.T.), and being more fully described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found with the east line of said 23.68 acres tract marking the common west corner of that tract conveyed to Adam H. and Erin R. Robinson by instrument recorded at DOC #2020043259, O.P.R.M.C.T. and that tract conveyed to John E. and Cynthia M. Vanges by instrument recorded at DOC #2022041640, O.P.R.M.C.T.;

THENCE, South 02°07'5." East, 242.45 feet with the west line of said Vanges tract and the east line of the aforementioned 23.68 acres tract to a found 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking an angle point in same;

THENCE, South 02°13'5." East, 54.40 feet with said east line to a 5/8-inch iron rod with cap stamped "RRR SURVEYING" set with same and marking the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE, South 02°13'51" East, 253.55 feet continuing with said east line to a 5/8-inch iron rod with cap stamped "RRR SURVEYING" set with same and marking the southeast corner of the herein described tract;

THENCE, South 87°31'09" West, 532.76 feet crossing said 23.68 acres tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the southwest corner of the herein described tract;

THENCE, North 02°02'51" West, 252.55 feet crossing said 23.68 acre tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the northwest corner of the herein described tract;

THENCE, North 87°31'09" East, 532.46 feet crossing said 23.68 acres tract to the POINT OF BEGINNING and CONTAINING 3.100 acres (135,041 Sq. Ft.) of land

PROPERTY PARTITION B

BEING a 2.776 acres (120,936 Sq. Ft.) non-exclusive easement for ingress & egress to a dedicated public right-of-way & for all uses and related appurtenances to serve tracts contained out of a 23.68 acre tract called TRACT ONE conveyed to Amara Nancy Coe by instrument recorded at DOC #2020106485, Official Public Records Of Montgomery County, Texas (O.P.R.M.C.T.), said easement and related rights to run with the deeds to said contained tracts and any and all future tracts derived therefrom, and being situated in the Solomon Brown Survey, A-5, Montgomery County, Texas, being located general by with the west line of the remainder of the aforementioned 23.68 acre tract (remainder tract) and all of a 0.92 acre tract called TRACT TWO conveyed to Amara Nancy Coe by instrument recorded at DOC #2020106485, O.P.R.M.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RRR SURVEYING" set marking the northwest corner of said 0.92 acre tract and of the herein described tract (ingress, egress & utility, Easement (I.E.U.E.);

THENCE, North 87°39'09" East, 50.00 feet with the north line of said 0.92 acre tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the northeast corner of the aforementioned 0.92 acre tract and of the herein described I.E.U.E.;

THENCE, South 02°20'5." East, 734.63 feet with the east line of said 0.92 acre tract and of the herein described I.E.U.E., passing at 674.53 feet a 1/2-inch iron rod with cap stamped "24", found with the north line of the aforementioned remainder tract marking the southeast corner of the aforementioned 0.92 acre tract and the northeast corner of a 1.23 acre tract of land, conveyed to Cecile Cassidy Brown by instrument recorded at DOC #2025082493, O.P.R.M.C.T., and continuing to a found 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking an angle point in the east line of the aforementioned 1.231 acre tract and in the east line of the aforementioned remainder tract and of the herein described I.E.U.E.;

THENCE, South 87°31'09" West, 233.59 feet with the aforementioned west line and the north line of a 1.861 acre tract of land, conveyed to Peter Nieves and Carmen M. Nieves by instrument recorded at DOC #2025113763, O.P.R.M.C.T., to a found 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the northwest corner of the aforementioned 1.861 acre tract and an angle point in the east line of the aforementioned remainder tract and of the herein described I.E.U.E.;

THENCE, South 02°03'5." East, 40.00 feet with the west line of said 1.86- acre tract to a 5/8-inch iron rod with cap stamped "RRR SURVEYING" set with same and marking an angle point in the east line of the herein described I.E.U.E.;

THENCE, South 87°50'03" West, 35.00 feet crossing said remainder tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking an angle point in the east line of the herein described I.E.U.E.;

THENCE, South 02°03'5." East, 787.49 feet crossing said remainder tract to a point in the south line of same and in the centerline of Spring Creek, being the southeast corner of the herein described I.E.U.E.;

THENCE, South 61°49'03" West, 27.82 feet with said south line to a found 1-inch axle marking the southwest corner of the aforementioned remainder tract and of the herein described I.E.U.E.;

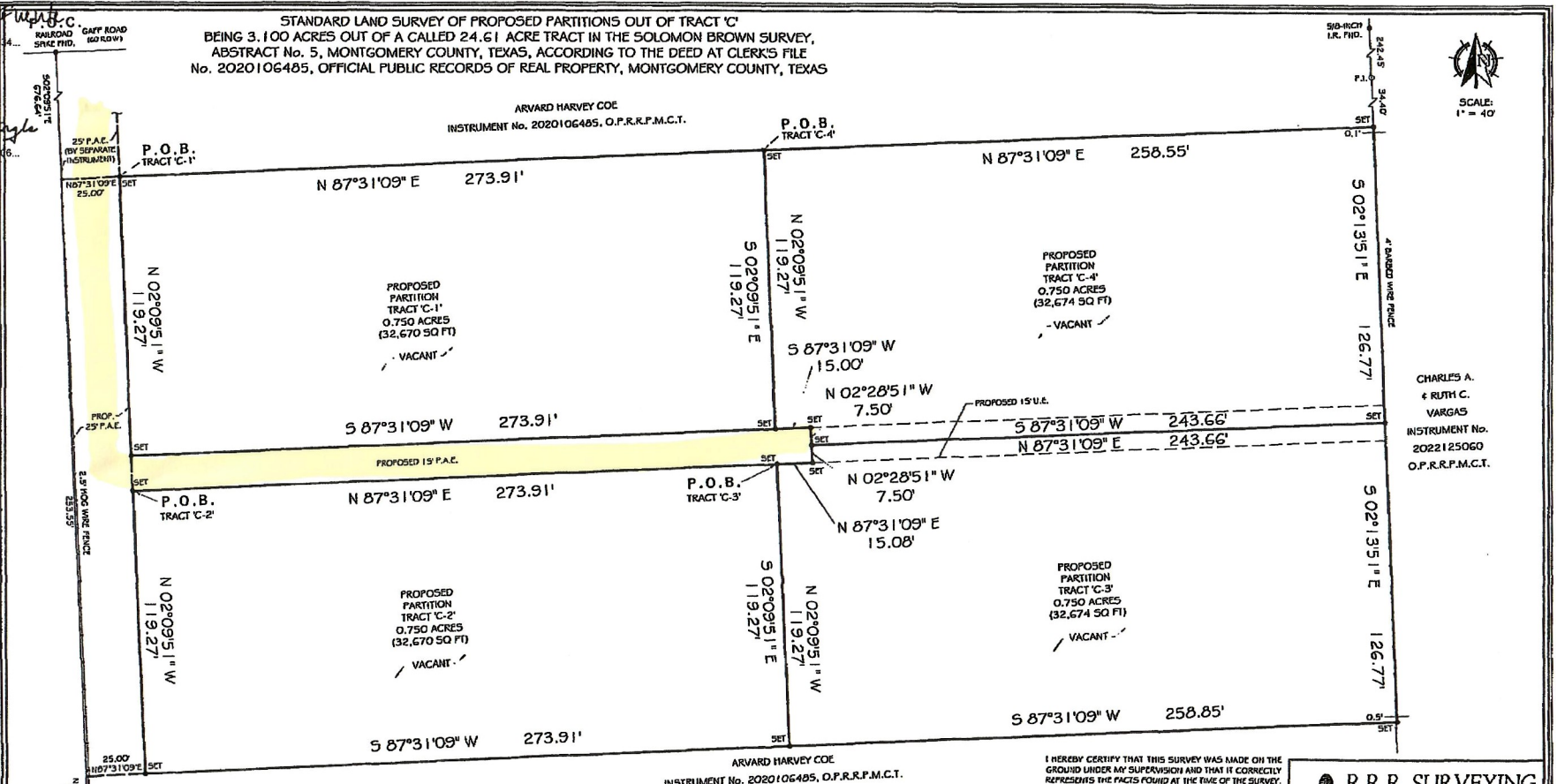
THENCE, North 02°03'51" West, 1,959.60 feet with the west line of said remainder tract to a found railroad spike marking the northwest corner of same and an angle point in the west line of the herein described I.E.U.E.;

THENCE, North 87°31'09" East, 393.40 feet with the north line of said remainder tract to a 5/8-inch iron rod with cap stamped "RRR SURVEYING" found with same and marking the southwest corner of the aforementioned 0.92 acre tract and an angle point in the west line of the herein described I.E.U.E.;

THENCE, North 02°20'51" West, 674.37 feet with said west line to the POINT OF BEGINNING and CONTAINING 2.776 acres (120,936 Sq. Ft.) of land

RRR SURVEYING

STANDARD LAND SURVEY OF PROPOSED PARTITIONS OUT OF TRACT 'C'
BEING 3.100 ACRES OUT OF A CALLED 24.61 ACRE TRACT IN THE SOLOMON BROWN SURVEY, ABSTRACT No. 5, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE DEED AT CLERK'S FILE No. 2020106485, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS



JOB No.	2025024-01(C) R1
JOB ADDRESS	15619 COE LOOP MAGNOLIA, TEXAS 77355
CLIENT	TBD
DATE ISSUED	JANUARY 9, 2026
DRAWN BY	P.C.S.

FLOOD INFORMATION

'BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE 'X SHADED' DEFINED AS 'AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD' PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48339C0675G REVISION DATE: 08-18-2014. *INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

NOTES

1) ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4202) NSRS 2011, PER FOUND MONUMENTS & GPS OBSERVATIONS.

2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD MAY AFFECT THIS TRACT.

3) SET = IRON ROD SET WITH PLASTIC CAP STAMPED 'RRR SURVEYING'.

LEGEND

P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
R.O.W.	- RIGHT OF WAY
P.A.E.	- PRIVATE ACCESS EASEMENT
O.P.R.R.P.M.C.T.	- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS
D.R.M.C.T.	- DEED RECORDS, MONTGOMERY COUNTY, TEXAS
W/	- WITH
O	- P.I. SYMBOL
P.I.	- POINT OF INTERSECTING TANGENTS
⊕	- SURVEY MONUMENT
SET	- IRON ROD SET WITH CAP STAMPED 'RRR SURVEYING'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS REGISTERED RODRIC R. REESE 5883 PROFESSIONAL LAND SURVEYOR

Rodric R. Reese

RODRIC R. REESE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5883

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