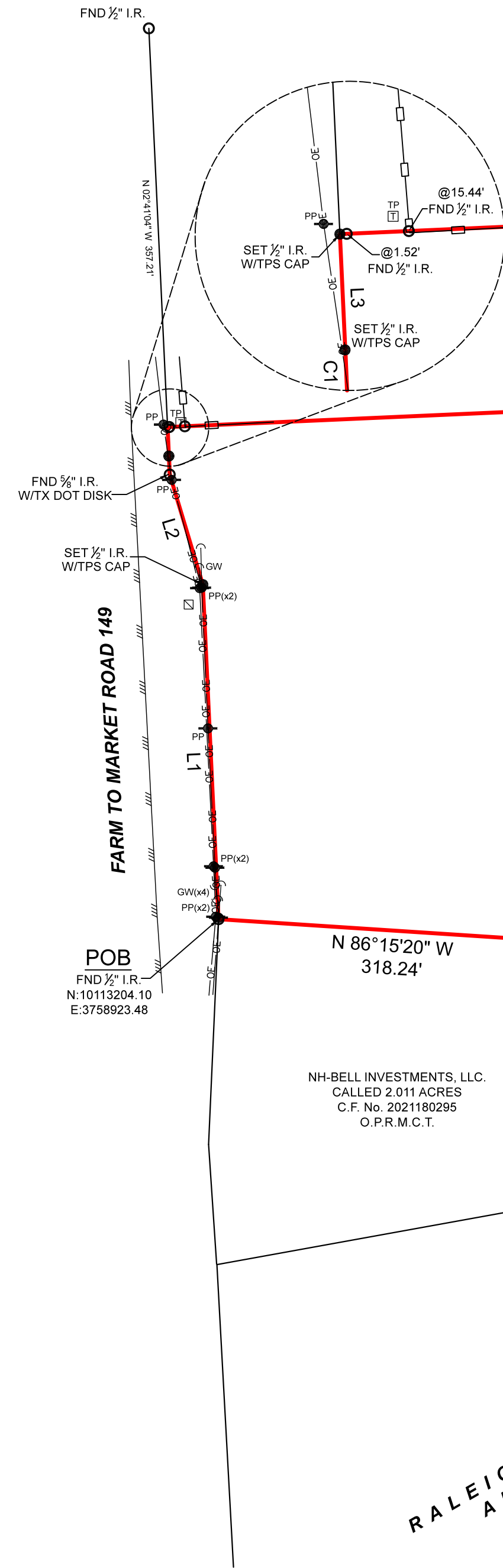


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5679.58'	16.55'	16.55'	N 02°26'27" W	0°10'01"

LINE	BEARING	DISTANCE
L1	N 02°41'26" W	299.70'
L2	N 16°43'46" W	102.88'
L3	N 02°41'04" W	25.98'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OE — OVERHEAD ELECTRIC
- V — VINYL FENCE
- X — WIRE FENCE
- W — WOOD FENCE
- — CALCULATED CORNER
- — FOUND SURVEY MONUMENT
- — GUY WIRE (GW)
- P — PIPELINE MARKER
- — POWER POLE (PP)
- — TELEPHONE PEDESTAL (TP)



JEFFREY RUSSELL BURRELL TRUST
CALLED 9.7 ACRES
C.F. NO 2013108474
O.P.R.M.C.T.

N 87°27'36" E 1177.91'

MICHAEL PIRIE AND
LINDSEY PIRIE
CALLED 3.995 ACRES
C.F. No. 2021052495
O.P.R.M.C.T.

16.971 ACRES

KATHLEEN PADON
CALLED 17.02 ACRES
C.F. No. 2019045198
O.P.R.M.C.T.

(FURTHER DESCRIBED IN
C.F. No. 8131413, R.P.R.M.C.T.)

LOT 4
RACHEL AND GRACE ESTATES
SECTION ONE
CAB Z, SHEET 1267
M.R.M.C.T.

NH-BELL INVESTMENTS, LLC.
CALLED 2.011 ACRES
C.F. No. 2021180295
O.P.R.M.C.T.

LOT 3
RACHEL AND GRACE ESTATES
SECTION ONE
CAB Z, SHEET 1267
M.R.M.C.T.

N 86°15'20" W
318.24'

N 02°41'38" W
228.91'

S 87°35'57" W 837.67'

S 02°45'42" E 707.73'

**RALEIGH ROGERS SURVEY
ABSTRACT NO. 33**

PWP LAND CO. LLC,
CALLED 19.258 ACRES
C.F. No. 2018027790
O.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 2401481
EFFECTIVE DATE: AUGUST 23, 2024
PURCHASER: TREATY OAK DEVELOPERS, LLC

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE
FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE
COMMITMENT:

10F) EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION
PER C.F. No. 2002010803, O.P.R.M.C.T. (BLANKET)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL
NO. 48339C0200G, HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PROJECT	38204
FIELD DATE	09-30-2024
DRAWN BY	ADV
CHECKED BY	MLS/MJW
FIELD CREW	JW
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

CLIENT: TREATY OAK DEVELOPERS, LLC
ADDRESS: FARM TO MARKET ROAD 149, MONTGOMERY, TX, 77316
SURVEY: RALEIGH ROGERS, A - 33
SUBJECT: 16.971 ACRES
COUNTY: MONTGOMERY

BOUNDARY SURVEY

BEING A 16.971 ACRE TRACT OF LAND SITUATED IN THE RALEIGH RODGERS SURVEY,
ABSTRACT NUMBER 33, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME
CALLED 17.02 ACRE TRACT DESCRIBED IN INSTRUMENT TO KATHLEEN PADON,
RECORDED UNDER CLERK'S FILE NUMBER 2019045198, OF THE OFFICIAL RECORDS OF
MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), FURTHER DESCRIBED IN CLERK'S FILE
NUMBER 8131413 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY
TEXAS (R.P.R.M.C.T.), SAID 16.971 ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE
GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF
SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

