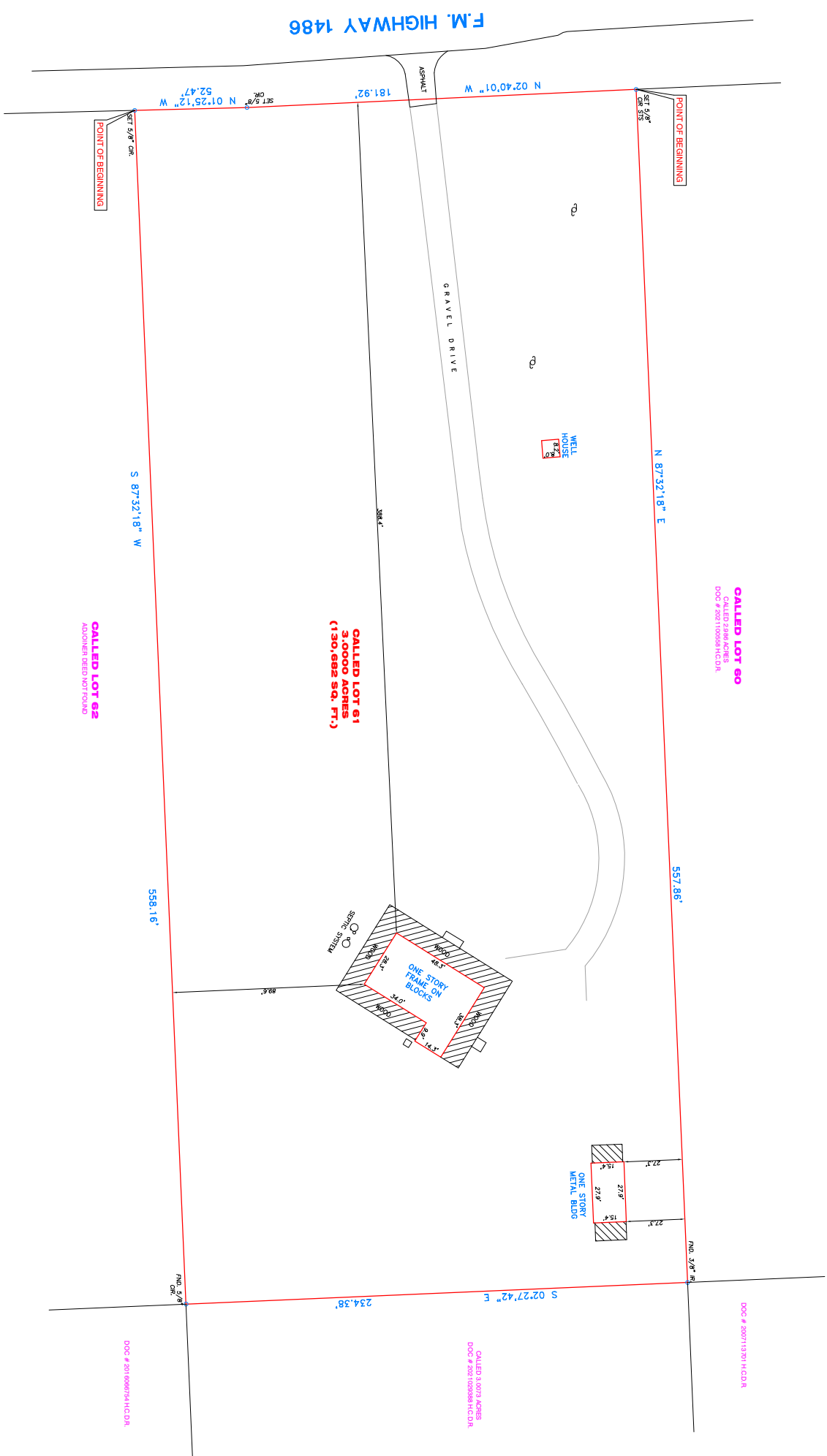


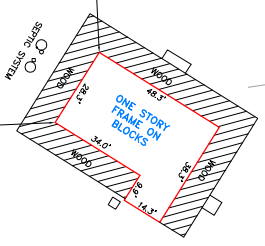
- LEGEND**
- AIRTEL EASEMENT
 - BUILDING LINE
 - BUILDING
 - FOUND
 - HOUSTON LIGHTING & POWER
 - IRON ROD
 - HARRIS COUNTY CLERKS FILE
 - HARRIS COUNTY RECORDS
 - POINT OF BEGINNING
 - PARKING SPACES
 - RIGHT OF WAY
 - UTILITY EASEMENT
 - STAMPED SOUTH TEXAS SURVEYING
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED
 - OVERHEAD ELECTRIC LINES
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - ELECTRIC BOX
 - ELECTRIC METER
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - LIGHT POLE
 - MANHOLE
 - PONDING WELL
 - POWER POLE
 - SERVICE POLE
 - STORM MANHOLE
 - TELEPHONE PEDIESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER VALVE
 - BENCHMARK



CALLED LOT 60
CALLED 2.88 ACRES
DOC # 2021100681H.C.D.R.

CALLED LOT 61
3.0000 ACRES
(130,692 SQ. FT.)
ADJACENT BEING NOT FOUND

CALLED LOT 62
ADJACENT BEING NOT FOUND



DOC # 200710101H.C.D.R.

DOC # 202100681H.C.D.R.

DOC # 201006794H.C.D.R.

NOTES:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.000 ACRES, SITUATED IN THE J.W. NILES SURVEY, ABSTRACT 396, MONTGOMERY COUNTY TEXAS AND BEING CALLED LOT 61 AND BEING A PORTION OF THE 629,593 ACRES TRACT DESCRIBED IN VOLUME 758 PAGE 752 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS SAID 3,000 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH CARVED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST RIGHT OF WAY LINE OF FM 1486 (80 FEET WIDE) FOR THE SOUTHWEST CORNER OF THE EAST 60 RECORDED UNDER C.I.T. NO. 2021-10598

THENCE NORTH 87 DEGREES 32 MINUTES 18 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 557.80 FEET ALONG THE SOUTH LINE OF LOT 60 TO A 3/8 INCH IRON ROD TRACT MARKER FOR THE SOUTHWEST CORNER OF LOT 60 AND THE NORTHEAST CORNER OF THIS TRACT

THENCE SOUTH 02 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 234.38 FEET TO THE SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING THE NORTHEAST CORNER OF LOT 62

THENCE SOUTH 87 DEGREES 32 MINUTES 18 SECONDS WEST A DISTANCE OF 488.16 FEET ALONG THE NORTH LINE OF LOT 62 TO A 5/8 INCH CARVED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST LINE OF FM 1486 FOR THE SOUTHWEST CORNER THEREOF

THENCE NORTH 01 DEGREES 25 MINUTES 12 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF FM 1486 A DISTANCE OF 52.47 FEET FOR CORNER

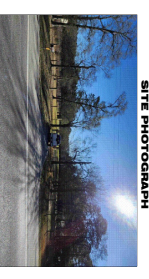
THENCE NORTH 02 DEGREES 40 MINUTES 01 SECONDS WEST A DISTANCE OF 181.92 FEET ALONG THE EAST LINE OF FM 1486 TO THE POINT OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND, MORE OR LESS

NOTES:

1. BOUNDARY BASED ON GPS OBSERVATION TEXAS SOUTH CENTRAL ZONE.
2. SURVEYOR DID NOT RESTRICT PROPERTY SURVEY BASED ON LEAK DESCRIPTIONS FROM THE SURVEYOR'S OWN KNOWLEDGE OR INFORMATION AND OPINION REGARDING OWNERSHIP OR TITLE.
3. SURVEYOR'S CERTIFICATION IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. THE PROPERTY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE BASED ON THE INFORMATION PROVIDED TO THE SURVEYOR BY THE CLIENT AND THE SURVEYOR'S OWN KNOWLEDGE, INFORMATION AND BELIEF.
7. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND COMPLETE TITLE SEARCH AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND COMPLETE TITLE SEARCH AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
8. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "A". ACCORDING TO FIRM MAP NO. 48389C DATED 08-18-2014, BY GRABING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THE PROPERTY IS IN A FLOOD ZONE AND SHOULD BE CONSIDERED AS SUCH. THE CLIENT SHALL OBTAIN A FLOOD HAZARD MAP FROM THE FLOOD INSURANCE RATE MAPS AND FLOODWAY MAPS SHOWN BY FIRM MAPS THAT WILL AFFECT DEVELOPMENT.



SITE PHOTOGRAPH

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was made on the ground and that this plat correctly represents the same. There are no encroachments or special use on the ground, except as shown. The survey is only certified for boundary and this transaction only. Surveyor did not detect property, easements, building lines, etc. shown on as defined by:

OF _____ N/A of _____ N/A

Fred F. Lawton, Registered Professional Land Surveyor No. 5550



SURVEY OF

ALL THAT 3.0000 ACRE TRACT OR PARCEL OF LAND SITUATED IN MONTGOMERY COUNTY, TEXAS, OUT OF THE J. W. NILES SURVEY A-396, AND BEING A PORTION OF THE 629,593 ACRES OF LAND DESCRIBED IN A DEED FROM J. G. COCKAN, II, AS TRUSTEE TO R. L. COWLING, RECORDED IN VOLUME 758, PAGE 752, MONTGOMERY COUNTY, TEXAS

ADDRESS: 1010 S PARK TO MARKET 1486
CITY: MONTGOMERY, TEXAS 77016

JOB NO: 0260-26
DATE: 2-19-26

SCALE: 1" = 30'
SHEET 1 OF 1

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave, Suite J-101 Houston, Texas 77082
(281) 566-0918 FAX (281) 566-9331
Firm Number: 10045400
www.STSsurvey.com

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MONTGOMERY COUNTY (2025-26-00020)
JOB NO. 0260-26