



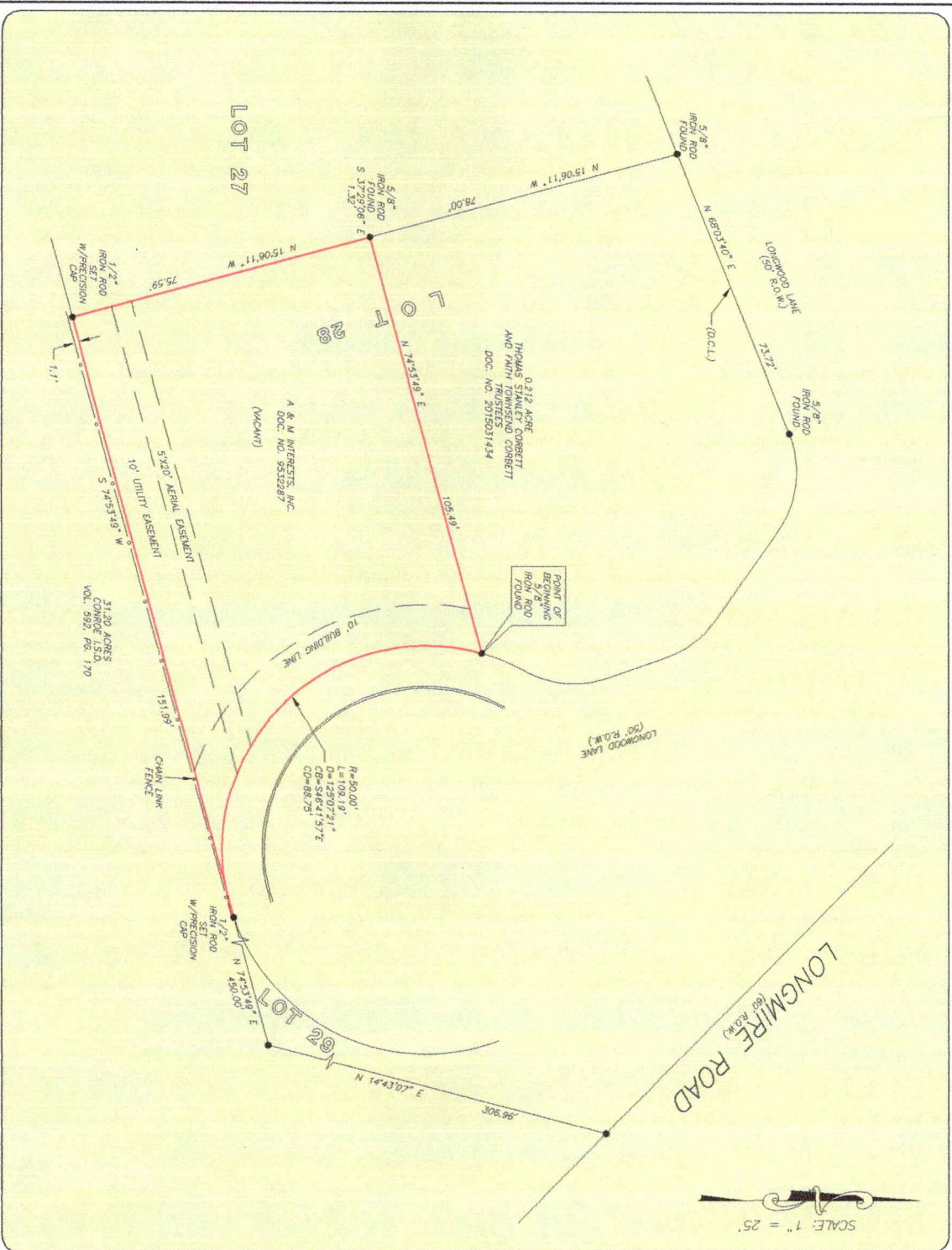
GREAT AMERICAN
ERBEN ALEXANDER
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PRECISION
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0.1842 ACRE
OUT OF LOT 28
LONGWOOD SUBDIVISION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 186-B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDARIES)

NOTE: TERMS, CONDITIONS AND PROVISIONS OF THAT RESALE TO PARTY WELLS AND FENCES PER OF NOS. 839552, 803508, 8412968 AND 9735777.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING RESTRICTIONS.

THIS PROPERTY DATE NOT BE WITHIN THE 100 YEAR FLOOD PLAIN AS SET FIRM PANEL NO. 48130, 0360 G ZONE V FIRM NO. 08/18/2014

BASED ONLY ON VISUAL EXAMINATION OF LOTS AND RECORDS OF THIS SURVEY AND FIELD DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSTANCE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: CABINET C, SHEET 186-B M.C.A.M.A.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS AND THAT I AM NOT PROVIDING ASSISTANCE ON THE GROUND COVERED BY THIS TRANSACTION ONLY AND AM NOT PROVIDING ASSISTANCE IN THE ABOVE DESCRIBED PROPERTY IN THE ABOVE DESCRIBED MANNER OR PROVIDING ASSISTANCE UNDER MY PROFESSIONAL LAND SURVEYOR LICENSE NO. 24-04402

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 24-04402
MAY 23, 2004

STATE OF TEXAS

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§
§

COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 0.1842 ACRES, (8,025 SQUARE FEET), BEING A PORTION OF LOT 28, LONGWOOD SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 186-B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.1842 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.1842 ACRE TRACT OF LAND AS CONVEYED TO A & M INTERESTS, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 9532287 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.1842 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: CABINET C, SHEET 186-B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS).

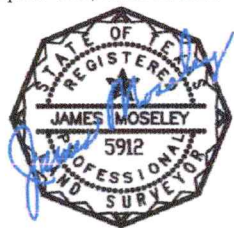
BEGINNING at a 5/8" iron rod found on the westerly right-of-way line of Longwood Lane, (50.00 foot right-of-way per Cabinet C, Sheet 186-B, of the Map Records of Montgomery County, Texas), same being the common line of said Lot 28, on the arc of a curve to the left, for the southeast corner of that certain called 0.212 acre tract of land out of said Lot 28 as conveyed to Thomas Stanley Corbett and Faith Townsend Corbett, Trustees by instrument recorded in Document No. 2015031434 of the Official Public Records of Montgomery County, Texas, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, Southeasterly, along the westerly right-of-way line of Longwood Lane, same being the common line of said Lot 28, with the arc of said curve to the left, having an included angle of 125°07'21", a radius of 50.00 feet, a chord that bears, S 46°41'57" E, a chord distance of 88.75 feet, for an arc distance of 109.19 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 31.20 acre tract of land as conveyed to Conroe I. S. D. by instrument recorded in Volume 592, Page 170, of the Deed Records of Montgomery County, Texas, same being the common line of said Southwood Subdivision, for the west corner of Lot 29, of said Southwood Subdivision, same being the east corner of said Lot 28, same being the east corner of the herein described tract;

Thence, S 74°53'49" W, along the common line of said 31.20 Acre Tract and said Southwood Subdivision, same being the common line of said Lot 28, a distance of 151.99 feet to a capped, (Precision Surveyors), iron rod set for the south common corner of said Lot 28 and Lot 27, of said Southwood Subdivision, same being the southwest corner of the herein described tract;

Thence, N 15°06'11" W, along the common line of said Lots 27 and 28, a distance of 75.59 feet to a point for the southwest corner of said 0.212 Acre Tract, same being the northwest corner of the herein described tract, from which a 5/8" iron rod found for reference bears, S 37°29'06" E, a distance of 1.32 feet;

Thence, N 74°53'49" E, across said Lot 28, along the common line of said 0.212 Acre Tract, a distance of 105.49 feet to the POINT OF BEGINNING and containing 0.1842 acres or 8,025 square feet, more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 24-04402
May 22, 2024

