



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

LEGEND / ABBREVIATIONS

BAYDED WIRE FENCE	—X—	A
CHAIN LINK FENCE	—O—	C.F.M.
METAL FENCE	—//—	F.M.D.
POWER POLE	—□—	I.P.
OVERHEAD LINE	—H—	O.P.R.
FREEDWAY	—&—	M.C.T.
TELEPHONE PEDESTAL	—⊕—	M.P.
PROPERTY MARKER	—●—	R.O.W.
UNDERGROUND CABLE	— —	N.L.E.
SID	—S—	S.S.L.
MALBOX	—□—	"

ABSTRACT
CLIENT'S FILE NUMBER
FOUND
IRON ROD
IRON PIPE
OFFICIAL PUBLIC RECORDS
MONTGOMERY COUNTY, TEXAS
MAP RECORDS
POINT OF BEGINNING
RIGHT OF WAY
WATER LINE EASEMENT
SANITARY TOWER EASEMENT
SET 5/0 HIGH IRON ROD
WITH CAP "TULSOM LAND SURVEYING"

LINE TABLE

NO.	BEARING	LENGTH
L1	S47°29'17" W	51.67'
L2	S03°40'42" E	19.23'
L3	N48°02'14" E	45.38'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	192.22'	1,800.00'	72°31'	N42°35'34" E	728.71'

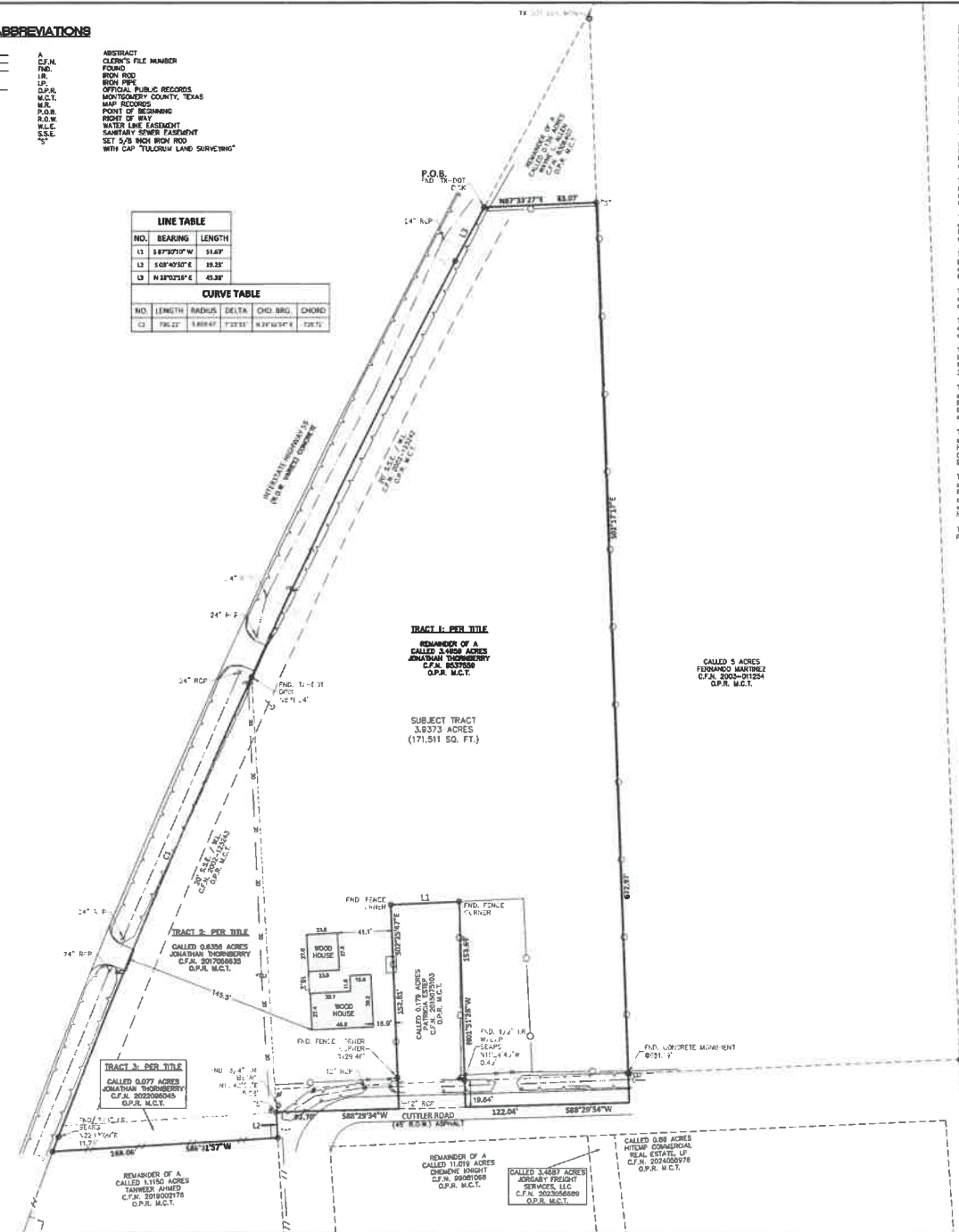
To New Caney Real Estate, LLC, Old Republic National Title Insurance Company, Jonathan Thornberry.
I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that the professional services substantially conform to the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition II Survey.

Jonathan Thornberry
Jonathan Thornberry, Jr.
Registered Professional Land Surveyor
Texas Registration No. 6557
Date: September 6, 2024



GENERAL NOTES

- The surveyor has not abstracted the site. This survey was performed with benefit of title commitment from Old Republic National Title Insurance Company, C.F.N. 2461412, issued August 28, 2024, effective date August 15, 2024.
- The professional services reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearings based on Texas State Plane Coordinates, Central Zone, NAD83.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All visitors who are presented to the fullest extent of the law. This survey is being provided solely for the use of the recipient named and no license has been granted, express or implied, to copy this survey except as is necessary in conjunction with the original transaction, which shall take place within forty (40) days from the date of payment to the signature line herein.
- Flood Statement: This site (proposed area) is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48360C0202000 dated August 18, 2024. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by applying the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



LEGAL DESCRIPTION

BEING a 3.8373 acres (171,511 square feet) tract of land situated in the Finley McLoughlin Survey, Abstract No. 382 of Montgomery County, Texas and being out of a Remainder of a ceded 3.4959 acre tract of land described in an instrument to Jonathan Thornberry, recorded under Order of the Court (O.P.R.) 837506 of the Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.), a ceded 0.8258 acre tract of land described in an instrument to Jonathan Thornberry, recorded under C.F.N. 201705623 O.P.R. M.C.T. and a ceded 0.077 acre tract of land described in an instrument to said Jonathan Thornberry, recorded under C.F.N. 202204045 O.P.R. M.C.T., said 3.8373-acre tract of land described by metes and bounds as follows:

BEGINNING at a found TX-Dot Disk in the southeast right-of-way (R.O.W.) of Interstate Highway 58, R.O.W. marks, marking the southeast corner of the Remainder of a ceded 0.139 acre tract of land described in an instrument to Inaya L. Alan, recorded under C.F.N. 8308407 O.P.R. M.C.T., also being the northeast corner of said 3.4959 acre tract and the herein described tract;

THENCE North 87°32'27" East, along the south line of said 0.139 acre tract of land, a distance of 63.07 feet to a set 1/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in the west line of a ceded 3 acre tract of land described in an instrument to Fernando Martinez, recorded under C.F.N. 2003-01254 O.P.R. M.C.T., marking the southeast corner of said 0.139 acre tract, marking the northeast corner of said 3.4959 acre tract and the herein described tract;

THENCE North 02°17'17" East, along said west line, passing a distance of 651.18 feet a found concrete monument in the opposite north R.O.W. line of Cutler Road, 5.0 W. marks, marking the southeast corner of said 3 acre tract and continuing for a total distance of 972.97 feet to a point for corner in the center of said Cutler Road, marking the southeast corner of said 3.4959 acre tract and the herein described tract;

THENCE South 82°28'34" West, along the center of said Cutler Road, a distance of 122.04 feet to a point for corner, marking the southwest corner of a ceded 0.179 acre tract of land described in an instrument to Patricia Eales, recorded under C.F.N. 201607103 O.P.R. M.C.T., also being an external corner of said 3.4959 acre tract and the herein described tract;

THENCE North 01°51'28" West, passing a distance of 18.84 feet a point in said north R.O.W. line of Cutler Road, from which a found 1/2 inch iron rod with cap bears North 112°43' West, a distance of 0.49 feet and continuing for a total distance of 153.68 feet to a found fence corner, marking the northeast corner of said 0.179 acre tract, marking an internal corner of said 3.4959 acre tract and the herein described tract;

THENCE South 87°30'10" West, a distance of 51.63 feet to a found fence corner, marking the northeast corner of said 0.179 acre tract, also being an internal corner of said 3.4959 acre tract and the herein described tract;

THENCE South 02°29'47" East, passing a distance of 129.46 feet a found fence corner and continuing for a total distance of 132.81 feet to a point for corner, marking the southwest corner of said 0.179 acre tract, also being an external corner of said 3.4959 acre tract and the herein described tract;

THENCE South 82°28'34" West, along said centerline of Cutler Road, a distance of 62.70 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the common corner of said 0.077 acre tract and 0.8258 acre tract, marking an internal corner of said herein described tract, from which a found 3/4 inch iron rod bears, North 19°42'22" East, 5.28 feet;

THENCE South 03°49'30" East, along the west R.O.W. line of said Cutler Road, a distance of 19.23 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the northeast corner of the Remainder of a ceded 1.1150 acre tract of land described in an instrument to Issam Ahmed, recorded under C.F.N. 201802876 O.P.R. M.C.T., also being the southeast corner of said 0.077 acre tract and the herein described tract;

THENCE South 88°39'39" West, along the north line of said 1.1150 acre tract, a distance of 88.06 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said southeast R.O.W. of said Interstate Highway 58, marking the northwest corner of said 1.1150 acre tract, also being the southwest corner of said 0.077 acre tract and the herein described tract, from which a found 3/4 inch iron rod bears, North 22°13'09" East, 11.78 feet;

THENCE along said southeast R.O.W. line and a curve to the RIGHT, having a radius of 5658.67 feet, a delta angle of 07°22'33", and whose long chord bears North 24°16'34" East, passing a distance of 821.24 feet a found TX-Dot Disk, marking the common corner of said 0.8258 acre tract and 3.4959 acre tract and continuing for a total distance of 297.70 feet, for an arc length of 230.22 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking a point of tangency of said 3.4959 acre tract and the herein described tract;

THENCE North 28°02'16" East, continuing along said southeast R.O.W. line, a distance of 45.38 feet to the POINT OF BEGINNING and containing a computed 3.8373 acres (171,511 square feet) of land.



NEW CANEY REAL ESTATE LLC
21713 US HIGHWAY 59
NEW CANEY, TX 77557

BOUNDARY SURVEY
3.8773 ACRES (171,511 SQ. FT.)
REMANINDER OF THE CEDED 3.4959 ACRE TRACT
A CEDED 0.8258 ACRE TRACT AND
A CEDED 0.077 ACRE TRACT AND
IN THE
FINLEY MCGLOUGHLIN SURVEY
MONTGOMERY COUNTY, TEXAS

REVISION BLOCK

DATE	DESCRIPTION

DRAWING

PROJECT NO.	24-127-1
FIELD BK.	1/TIME
FIELD WRK.	KP
DATE	09/03/24
DRAFTING	CT
DATE	08/06/24
CHECKED	CT
DATE	06/06/24

SUR-1
SHEET 1 OF 1