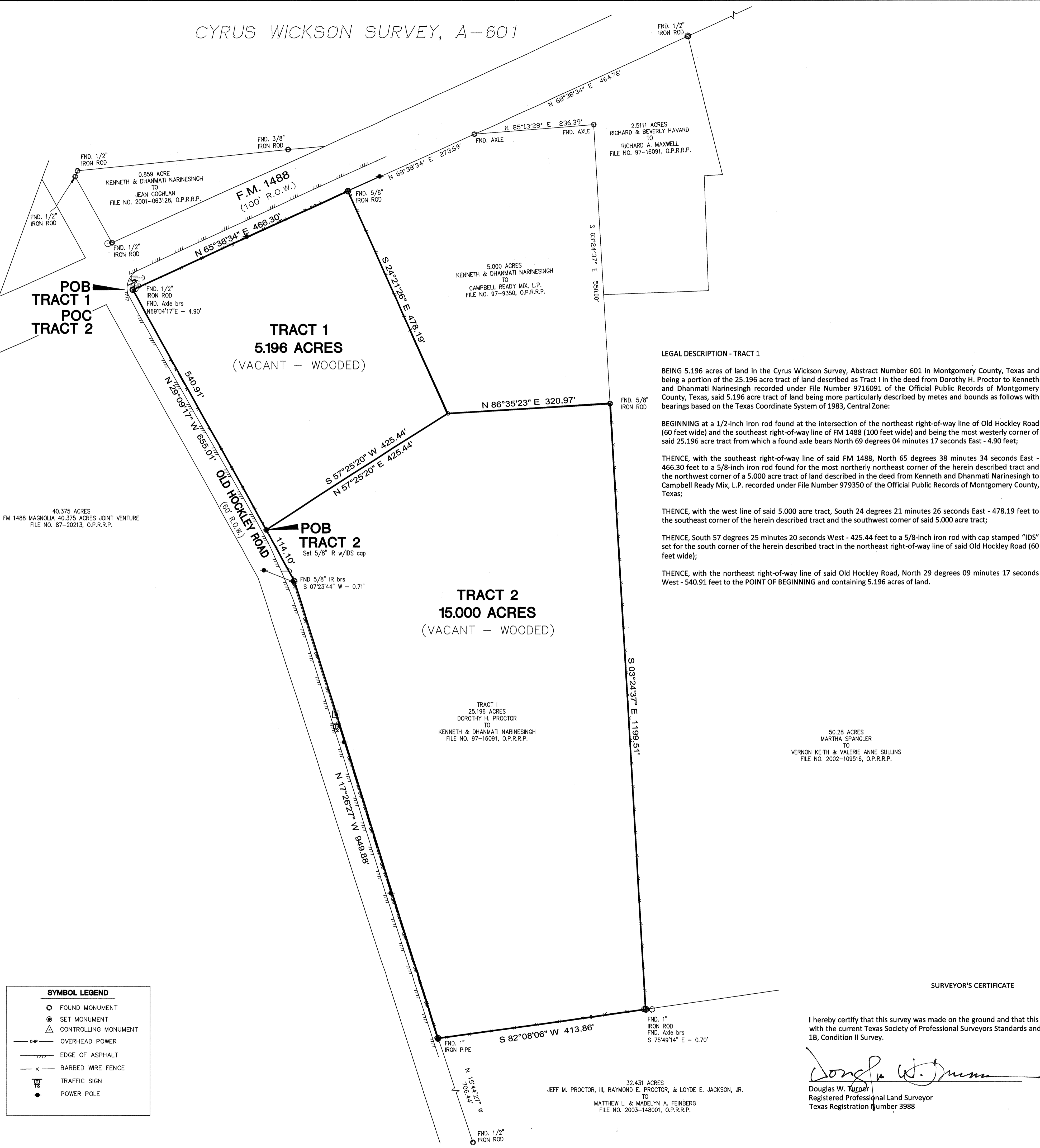
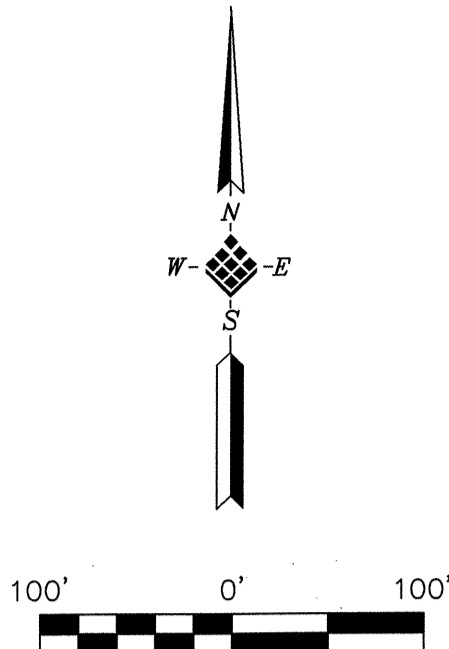


CYRUS WICKSON SURVEY, A-601



- NOTES:
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
  - This survey was prepared without the benefit of a title commitment or report. The surveyor has not abstracted the subject property, nor made any independent investigation or search for easements of record, restrictive covenants, or any other encumbrances.
  - By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48339C0475G, revised date August 18, 2014, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
  - The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
  - The location of underground utilities shown hereon are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.
  - The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
  - Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.

**LEGAL DESCRIPTION - TRACT 1**  
 BEING 5.196 acres of land in the Cyrus Wickson Survey, Abstract Number 601 in Montgomery County, Texas and being a portion of the 25.196 acre tract of land described as Tract I in the deed from Dorothy H. Proctor to Kenneth and Dhanmati Narinesingh recorded under File Number 9716091 of the Official Public Records of Montgomery County, Texas, said 5.196 acre tract of land being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, Central Zone:

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of Old Hockley Road (60 feet wide) and the southeast right-of-way line of FM 1488 (100 feet wide) and being the most westerly corner of said 5.196 acre tract from which a found axle bears North 69 degrees 04 minutes 17 seconds East - 4.90 feet;  
**THENCE**, with the southeast right-of-way line of said FM 1488, North 65 degrees 38 minutes 34 seconds East - 466.30 feet to a 5/8-inch iron rod found for the most northerly northeast corner of the herein described tract and the northwest corner of a 5.000 acre tract described in the deed from Kenneth and Dhanmati Narinesingh to Campbell Ready Mix, L.P. recorded under File Number 979350 of the Official Public Records of Montgomery County, Texas;  
**THENCE**, with the west line of said 5.000 acre tract, South 24 degrees 21 minutes 26 seconds East - 478.19 feet to the southeast corner of the herein described tract and the southwest corner of said 5.000 acre tract;  
**THENCE**, South 57 degrees 25 minutes 20 seconds West - 425.44 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the south corner of the herein described tract in the northeast right-of-way line of said Old Hockley Road (60 feet wide);  
**THENCE**, with the northeast right-of-way line of said Old Hockley Road, North 29 degrees 09 minutes 17 seconds West - 540.91 feet to the POINT OF BEGINNING and containing 5.196 acres of land.

**LEGAL DESCRIPTION - TRACT 2**  
 BEING 15.000 acres of land in the Cyrus Wickson Survey, Abstract Number 601 in Montgomery County, Texas and being a portion of the 25.196 acre tract of land described as Tract I in the deed from Dorothy H. Proctor to Kenneth and Dhanmati Narinesingh recorded under File Number 9716091 of the Official Public Records of Montgomery County, Texas, said 15.000 acre tract of land being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, Central Zone:

**COMMENCING** at a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of Old Hockley Road (60 feet wide) and the southeast right-of-way line of FM 1488 (100 feet wide) and being the most westerly corner of said 25.196 acre tract from which a found axle bears North 69 degrees 04 minutes 17 seconds East - 4.90 feet;  
**THENCE**, with the northeast right-of-way line of said Old Hockley Road, South 29 degrees 09 minutes 17 seconds East - 540.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner and POINT OF BEGINNING of the herein described tract;  
**THENCE**, North 57 degrees 25 minutes 20 seconds East - 425.44 feet to the southwest corner of a 5.000 acre tract of land described in the deed from Kenneth and Dhanmati Narinesingh to Campbell Ready Mix, L.P. recorded under File Number 979350 of the Official Public Records of Montgomery County, Texas;  
**THENCE**, with the south line of said 5.000 acre tract, North 86 degrees 35 minutes 23 seconds East - 320.97 feet to a 5/8-inch iron rod found for the southeast corner of said 5.000 acre tract and being in the west line of a 50.28 acre tract of land described in the deed from Martha Spangler to Vernon Keith and Valerie Anne Sullins recorded under File Number 2002-109516 of the Official Public Records of Montgomery County, Texas;  
**THENCE**, with the west line of said 50.28 acre tract and the east line of said 25.196 acre tract, South 03 degrees 24 minutes 37 seconds East - 1199.51 feet to a 1-inch iron rod found for the common south corner of said 50.28 acre tract and said 25.196 acre tract and being in the north line of a 32.431 acre tract of land described in the deed from Jeff M. Proctor, III, Raymond E. Proctor, and Loyde E. Jackson, Jr. to Matthew L. and Madelyn A. Feinberg recorded under File Number 2003-148001 of the Official Public Records of Montgomery County, Texas, from which a found axle bears South 75 degrees 49 minutes 14 seconds East - 0.70;  
**THENCE**, with the north line of said 32.431 acre tract, South 82 degrees 08 minutes 06 seconds West - 413.86 feet to a 1-inch iron pipe found for the common west corner of said 25.196 acre tract and said 32.431 acre tract and being in the northeast right-of-way line of said Old Hockley Road;  
**THENCE**, with the northeast right-of-way line of said Old Hockley Road, North 17 degrees 26 minutes 27 seconds West - 949.88 feet to an angle corner from which a 5/8-inch iron rod bears South 07 degrees 23 minutes 44 seconds West - 0.71 feet;  
**THENCE**, continuing with the northeast right-of-way line of said Old Hockley Road, North 29 degrees 09 minutes 17 seconds West - 114.10 feet to the POINT OF BEGINNING and containing 15.000 acres of land

40.375 ACRES  
 FM 1488 MAGNOLIA 40.375 ACRES JOINT VENTURE  
 FILE NO. 87-20213, O.P.R.R.P.

TRACT I  
 25.196 ACRES  
 DOROTHY H. PROCTOR  
 TO  
 KENNETH & DHANMATI NARINESINGH  
 FILE NO. 97-16091, O.P.R.R.P.

50.28 ACRES  
 MARTHA SPANGLER  
 TO  
 VERNON KEITH & VALERIE ANNE SULLINS  
 FILE NO. 2002-109516, O.P.R.R.P.

32.431 ACRES  
 JEFF M. PROCTOR, III, RAYMOND E. PROCTOR, & LOYDE E. JACKSON, JR.  
 TO  
 MATTHEW L. & MADELYN A. FEINBERG  
 FILE NO. 2003-148001, O.P.R.R.P.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

*Douglas W. Turner*  
 Douglas W. Turner  
 Registered Professional Land Surveyor  
 Texas Registration Number 3988



**ABBREVIATION TABLE**

FND.	FOUND
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
M.C.M.R.	MAP RECORDS OF MONTGOMERY COUNTY
M.C.D.R.	DEED RECORDS OF MONTGOMERY COUNTY
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY TEXAS

**SYMBOL LEGEND**

○	FOUND MONUMENT
●	SET MONUMENT
△	CONTROLLING MONUMENT
—OP—	OVERHEAD POWER
====	EDGE OF ASPHALT
—x—	BARBED WIRE FENCE
⊠	TRAFFIC SIGN
◆	POWER POLE

DATE	REVISION

13333 NW. Freeway,  
 Suite 300  
 Houston, Tx. 77040  
 713.462.3178

**IDS Engineering Group**  
 TBP# F-007276 TBP# S-10110760

**STANDARD LAND SURVEY**

**20.196 ACRES IN TWO PARTS - 5.196 ACRES (TRACT 1) AND 15.000 ACRES (TRACT 2) IN THE CYRUS WICKSON SURVEY, A-601 MONTGOMERY COUNTY, TEXAS**

DRAWN: C/JG	ORIGINAL ISSUE DATE: 06-17-2015	ORIGINAL SCALE: 1" = 100'
APPROVED FOR ISSUE: [Signature]	JOB NO.: 2024-005-00-511	

\\HOU\FS3\Survey\2024\2024-005-00-00-Old Hockley Rd. at FM 1488\Task\_510\_LIS\Work in Progress\Old Hockley Road @ FM 1488 - Two Tracts.dwg - Model Plotter Job 17, 2015 at 9:47am by dturner | Last Saved by dturner