

F.M. HIGHWAY 3083  
(160' R.O.W.)  
M.C.C.F. No. 881544S  
VOL. 4, PG. 23 M.C.M.R.

Point of Beginning  
Set 5/8" Iron Rod  
Stamped "4627"

Sign Post  
24' RCP

Found 5/8" Iron Rod  
W/Cap Stamped  
"West Belt Surveying Inc."

Restricted Reserve "A"

Found TXDOT Monument  
Commencing Point

STATE HIGHWAY 75  
(130' R.O.W.)  
Vol. 183, Pg. 111 M.C.C.F.

18' Consolidated Easement  
Communications No. 2005-141674  
M.C.C.F. No. 2005-141674  
Edge of Road

Sign Post

N 71°53'08"E 431.72'  
U.G.C.M.

16' U.E. and Tree Preservation Zone

U.G.C.M.

40' B.L. and Tree Preservation Zone

2.500 Acres  
108,900.0 Sq. Ft.  
M.C.C.F. No. 8218022

Found 1/2" Iron Rod  
W/Cap "Precision"

Found 1/2" Iron Rod  
W/Cap Stamped "4627"

Being 2.500 acres of land out of Restricted Reserve "B", in Block 1 of Valero Store No. 1485 Subdivision, the map thereof recorded in Cabinet Z, Sheet 2349 of the Map Records of Montgomery County, Texas; said 2.500 acre tract being more particularly described by metes and bounds as follows with all bearings referenced to the North line of said Valero Store No. 1485 Subdivision and the South line of F.M. Highway 3083 (160 foot right-of-way), as found monumented on the ground:

- NOTES:
1. Plat Scale: 1" = 100'
  2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
  3. Roads dedicated by recorded plat (record deed) unless otherwise noted
  4. This survey was performed without benefit of a Title Report and therefore may not reflect all Building Set Back Lines, Easements, Deed Restrictions and other matters of record.
  5. The professional service 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. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named below and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
  6. 5/8" Iron Rods with survey cap marked "Glezman 4627" set at all property corners unless otherwise noted.

Called 206.757 Acres  
Angel McIver Interests, LP  
M.C.C.F. No. 2004-137132

Called 3.503 Acres  
Elektra Enterprises, Inc.  
M.C.C.F. No. 2009-099617

Purchaser: Troy K. Walker  
Address: F.M. 3083  
Conroe, Texas 77303

Date: 07/15/2013  
Job No.: 2013-152

To: TKW Realty, Inc.

We, Glezman Surveying, Inc., acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional services substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

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Surveying Southeast Texas since 1987

GLEZMAN SURVEYING, INC.

1938 Old River Road

Montgomery, Texas 77356

Office: (936) 582-6340 www.glezmansurveying.com

Glezman  
Surveying Inc.

- LEGEND
- Street Sign
  - Concrete Monument
  - Electrical Transformer
  - Gas Meter
  - Fire Hydrant
  - Monument
  - Property Corner
  - Light Pole
  - Manhole
  - Power Pole
  - Cable Box
  - Storm Inlet
  - Telephone Pedestal
  - Underground Cable Marker
  - Tree
  - Valve Box
  - Water Meter

If this plat and accompanying description are not sealed with the raised embossing seal of R.P.L.S. whose signature appears on the raised seal and in red ink, it is considered a copy, and not a legal original. See Note 5 above.





# glezman surveying, inc.

1938 Old River Road  
Montgomery, Texas 77356

936-582-6340  
Fax: 582-6344

**2.500 ACRES  
P.J. WILLIS SURVEY, A-610  
MONTGOMERY COUNTY, TEXAS**

*Being 2.500 acres of land out of Restricted Reserve "B", in Block 1 of Valero Store No. 1485 Subdivision, the map thereof recorded in Cabinet Z, Sheet 2349 of the Map Records of Montgomery County, Texas; said 2.500 acre tract being more particularly described by metes and bounds as follows with all bearings referenced to the North line of said Valero Store No. 1485 Subdivision and the South line of F.M. Highway 3083 (160 foot right-of-way), as found monumented on the ground:*

**COMMENCING** at a TXDOT monument, found for the Northeast corner of Restricted Reserve "A", in Block 1 of Valero Store No. 1485 Subdivision, at the Southwest intersection of the South line of F.M. Highway 3083 and the West line of State Highway 75 (130 foot wide right-of-way);

**THENCE** South 71°53'08" West along the South line of F.M. Highway 3083, passing at 400.00 feet, an iron rod with a survey cap marked "West Belt Surveying Inc", found for the Northwest corner of Reserve "A" and a Northeast corner of Reserve "B"; in all, a distance of 562.86 feet to a 5/8 inch iron rod with a survey cap marked "Glezman, RPLS 4627", set for the Northeast corner and Point of Beginning of the herein described tract;

**THENCE** South 16°03'53" East, a distance of 259.73 feet, severing Reserve "B", to a 5/8 inch iron rod with survey cap, set for the Southeast corner of the herein described tract in the upper South line of Reserve "B" and North line of the Elektra Enterprises, Inc. called 3.503 acre tract recorded under Clerk's File Number 2009-099617 Real Property Records Montgomery County, Texas; said corner being located South 73°49'44" West, a distance of 7.46 feet from a 1/2 inch iron rod with a survey cap marked "Precision", found for the Northeast corner of the called 3.503 acre tract at an interior Southwest corner of Reserve "B";

**THENCE** South 73°49'44" West, a distance of 431.44 feet along the upper South line of Reserve "B" and North line of the called 3.503 acre tract, to a 1/2 inch iron rod with survey cap marked "Precision", found for the Southwest corner of the herein described tract and Northwest corner of the called 3.503 acre tract, in the upper East line of the residual acreage of the Angel McIver Interest, LP, called 206.757 acres recorded under Clerk's File Number 2004-137132 Real Property Records;

**THENCE** North 16°03'53" West, a distance of 245.09 feet along the upper West line of Reserve "B" and East line of the Angel McIver tract, to a 1/2 inch iron rod with survey cap marked "4639", found for the Northwest corner of the herein described tract at the Northwest corner of Reserve "B", in the South line of F.M. Highway 3083;

**THENCE** North 71°53'08" East, a distance of 431.72 feet along the North line of Reserve "B" and South line of F.M. Highway 3083, back to the Point of Beginning and containing 2.500 acres (108,900 square feet) of land, based on the survey and plat prepared by Glezman Surveying, Inc., dated July 15, 2013.

Michael Glezman  
Registered Professional Land Surveyor  
Texas Registration No. 4627



Date: 07/16/2013  
I:\Documents 2013\2013-152 2.500 Acres