

LEGAL DESCRIPTION

Tract 2

All that certain tract or parcel containing 1.2029 acres of land known as Tract 2 out of Restricted Reserve "A" in Block 1 of Alexan Springs Apartments, a subdivision situated in the Charles Elsterwall Survey, A-191 and the C. F. Baumin Survey, A-105, both in Montgomery County, Texas, said Restricted Reserve "A" also being that same tract described as 4.7425 acres of land in a deed filed for record under Montgomery County Clerk's File No. 2009-043770, said Tract 2 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with EIC cap (found) marking the intersection of the South right-of-way line of Pruitt Road, (60.00 feet in width), with the West right-of-way line of Interstate Highway 45, (variable width), same point marking the Easterly-Northeast corner of said Restricted Reserve "A", the Easterly-Northeast corner of said 4.7425 acre tract of land and the Easterly-Northeast corner of the herein described Tract 2, same point being in a curve to the left having a radius of 3,820.00 feet;

THENCE Southeasterly, along the West right-of-way line of said Interstate Highway 45, the East line of said Restricted Reserve "A" and the East line of said 4.7425 acre tract of land, with said curve to the left through a central angle of 03°14'17", a chord bearing and distance of S 19°09'15" E, 215.86 feet, an arc distance of 215.89 feet to a 5/8" iron rod with EIC cap (found) marking the Southeast corner of the herein described Tract 2;

THENCE S 85°18'21" W, a distance of 155.86 feet to a 5/8" iron rod with EIC cap (found) in the West line of said Restricted Reserve "A", the West line of said 4.7425 acre tract of land and the East line of Restricted Reserve "B" in Block 1 of said Alexan Springs Apartments marking the Southwest corner of the herein described Tract 2, same point being in a curve to the right having a radius of 3,970.00 feet;

THENCE Northwestery, along the West line of said Restricted Reserve "A", the West line of said 4.7425 acre tract of land and the East line of said Restricted Reserve "B", with said curve to the right through a central angle of 00°27'38", a chord bearing and distance of N 19°55'12" W, 31.92 feet, an arc distance of 31.92 feet to a 5/8" iron rod with Cobb, Fendley & Associates cap (found) marking an interior corner of said Restricted Reserve "A", an interior corner of said 4.7425 acre tract of land, an interior corner of said Restricted Reserve "B" and an interior corner of the herein described Tract 2;

THENCE N 88°32'55" W, a distance of 50.35 feet along the West line of said Restricted Reserve "A", the West line of said 4.7425 acre tract of land and the East line of said Restricted Reserve "B" to a 5/8" iron rod with EIC cap (found) marking an interior corner of said Restricted Reserve "A", an interior corner of said 4.7425 acre tract of land, an interior corner of said Restricted Reserve "B" and an interior corner of the herein described Tract 2, same point being in a curve to the right having a radius of 4,017.00 feet;

THENCE Northwestery, along the West line of said Restricted Reserve "A", the West line of said 4.7425 acre tract of land and the East line of said Restricted Reserve "B", with said curve to the right through a central angle of 03°33'59", a chord bearing and distance of N 17°38'51" W, (call N 17°38'50" W), 250.00 feet, an arc distance of 250.04 feet to a 5/8" iron rod with Cobb Fendley cap (found) in the South right-of-way line of Pruitt Road, (60.00 feet in width), marking the Northwest corner of said Restricted Reserve "A", the Northwest corner of said 4.7425 acre tract of land, the Northeast corner of said Restricted Reserve "B" and the Northwest corner of the herein described Tract 2;

THENCE S 88°32'55" E, a distance of 156.56 feet along the South right-of-way line of said Pruitt Road, the North line of said Restricted Reserve "A" and the North line of said 4.7425 acre tract of land to a point for corner marking the Northerly-Northeast corner of said Restricted Reserve "A", the Northerly-Northeast corner of said 4.7425 acre tract of land and the Northerly-Northeast corner of the herein described Tract 2, same point marking the beginning of a curve to the right having a radius of 70.00 feet;

THENCE Southeasterly, along the South right-of-way line of said Pruitt Road, the East line of said Restricted Reserve "A" and the East line of said 4.7425 acre tract of land, with said curve to the right through a central angle of 71°01'20", (call 71°01'20"), a chord bearing and distance of S 53°02'46" E, 81.32 feet, an arc distance of 86.77 feet to the POINT OF BEGINNING and containing 1.2029 acres of land.

Field notes only based upon an on the ground survey prepared by EIC Surveying Company under Job No. 21-424-07; July 21, 2021.
The basis of bearing is S 88°32'55" E along the South right-of-way line of Pruitt Road per record plat.

SUBJECT TO :

1. © 2021, All Rights Reserved.
2. Survey is valid only if print has original Impression Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. Fences as shown.
4. Power Poles and Over Head Power line as shown.
- * 5. Exposed pipes appeared to be out of easement setback, area under construction at the time the survey was performed.

ALTA/ACSM LAND TITLE SURVEY

FOR: 24575 Z W INTERSTATE I-45 N., THE WOODLANDS, TX. 77380

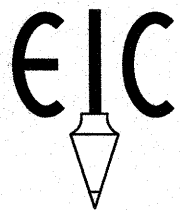
To: John W. Cook, and Stewart Title of Montgomery County, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 13, 16, 17 and 18 of Table A thereof. The field work was completed on July 21, 2021.

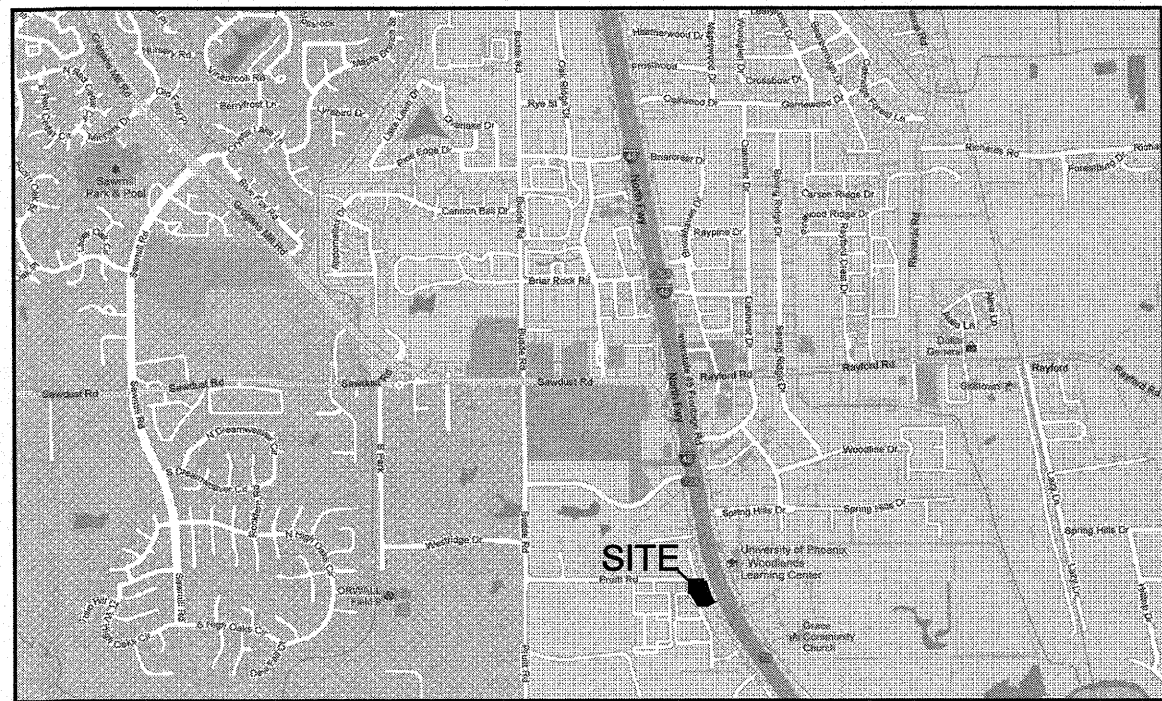
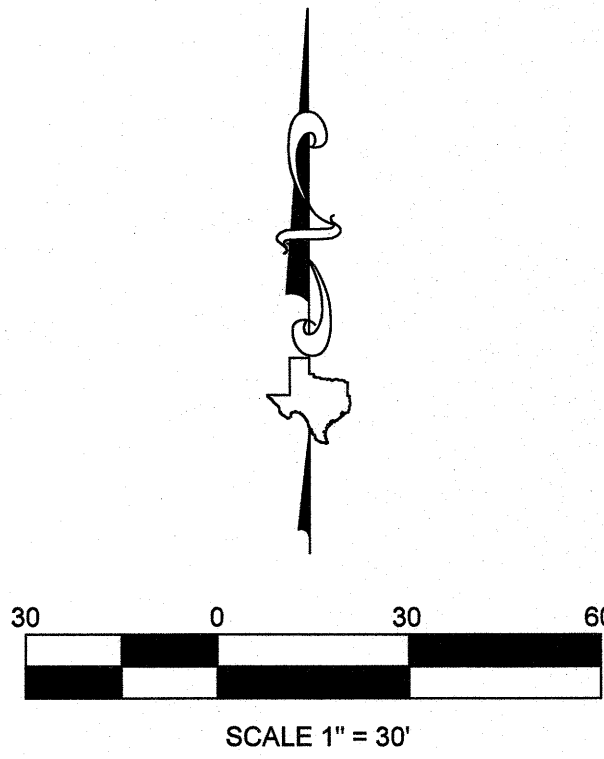
Craig A. Laney, R.P.L.S. No. 4507
Signature Date 8-11-2021

Seal

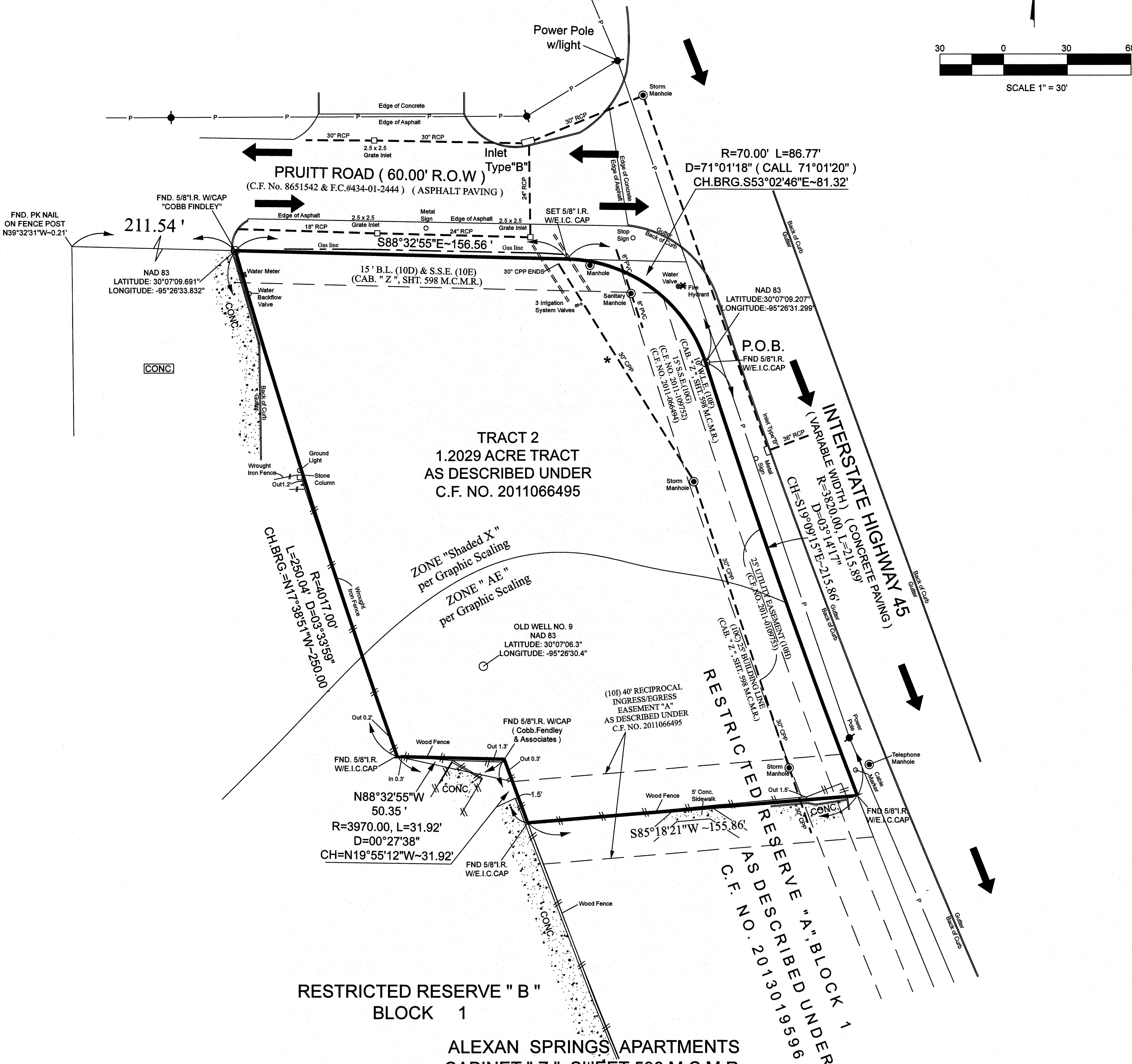
A Division of Everything in Christ Services, Inc.



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VICINITY MAP
(NOT TO SCALE)



LEGEND	ABBREVIATIONS
⊙ = Back Flow Valve	B.L. - BUILDING LINE
⋆ = Fire Hydrant	CAB. - CABINET NUMBER
□ = Inlet Grate	C.F. NO. - CLERK'S FILE NUMBER
□ = Inlet	CONC. - CONCRETE
⊙ = Manhole	C.P.P. - CORRUGATED PLASTIC PIPE
⊙ = Power Pole	E.I.C. - E.I.C. SURVEYING COMPANY
⊙ = Water Meter Box	F.C.# - FILM CODE NUMBER
— P — = Overhead Power Line	FND - FOUND
— F — = Fence	I.R. - IRON ROD
— T — = Trenching	PG - PAGE
◄ = Traffic Direction	PVC - POLYVINYL CHLORIDE PIPE
☒ = Concrete	RCP - REINFORCE CONCRETE PIPE
⊙ = Water Meter	ROW - RIGHT-OF-WAY
⋆ = Light Pole	SHT. - SHEET
⊙ = Water Valve	S.S.E. - SANITARY SEWER EASEMENT
	W.L.E. - WATER LINE EASEMENT
	W/ - WITH
	P.O.B. - POINT OF BEGINNING
	P.O.C. - POINT OF COMMENCEMENT

TABLE A
OF MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS

3. Per graphic scaling this property is located in ZONE "Shaded X" Outside of the 100 year flood plain according to FEMA Panel No.480483080G, dated August 18, 2014.

STEWART TITLE COMMITMENT
SCHEDULE "B" EXCEPTIONS
FOR GF# 2131228 (Tract 2)
DATE ISSUED: 07-18-2021

10B. Terms, conditions and / or stipulations regarding rights of limited direct access to freeway lanes of U.S. Highway 45 as set out in that certain R.O.W. conveyance dated June 3, 1955, executed by Grace B.Mitcham to the State of Texas recorded in Volume 400, Page 318 M.C.D.R.
10C. Building line 25 feet wide along the northeasterly property line of the subject property as imposed by the map and dedication recorded in Cabinet Z, Sheet 598 of the Map Records of Montgomery County, Texas.
10D. Building line 15 feet wide along the northerly property line of the subject property as imposed by the map and dedication recorded in Cabinet Z, Sheet 598 of the Map Records of Montgomery County, Texas.
10E. Sanitary sewer line 15 feet wide along the northerly property line of the subject property as imposed by the map and dedication recorded in Cabinet Z, Sheet 598 of the Map Records of Montgomery County, Texas.
10F. Water line easement 10 feet wide along the northeasterly property line of the subject property as imposed by the map and dedication recorded in Cabinet Z, Sheet 598 of the Map Records of Montgomery County, Texas.
10G. Sanitary sewer easement 15 feet wide along the northeasterly property line of the subject property originally granted as a 25 foot wide utility easement to Southern Montgomery County Municipal Utility District by instrument recorded under Clerk's File No. 2011-066494 and later amended to grant a 15 foot wide sanitary sewer easement by instrument recorded under Clerk's File No. 2011-109752.
10H. Utility easement 25 feet wide as granted to Southern Montgomery County Municipal Utility District by instrument recorded under Clerk's File No. 2011-109753.
10I. An exclusive and perpetual 40 foot reciprocal ingress/egress easement as granted by and between John W. Cook and The Woodlands, Finest, LLC by instrument recorded under Clerk's File No. 2011-066495 of the Real Property Records of Montgomery County, Texas.
10J. Consent to Encroachment by and between The Woodlands Finest and Southern Montgomery County Municipal Utility District as set forth in instrument filed under Clerk's File No. 2013068161 of the Real Property Records of Montgomery County, Texas.
10K. Agreement for Underground Electric Service Dated November 16, 2006, recorded under CP#2006-143376 of the Real Property records of Montgomery, Texas, between Pruitt Road II limited Partnership and CenterPoint Energy Houston Electric, L.L.C.
10P. Storm Sewer Maintenance Agreement dated January 20, 2016 executed by and between John W. Cook, Glasgow Equity Investments, LLC and Montgomery County, Texas as set forth in instrument filed under Clerk's File No. 2016051714 of the Real Property Records of Montgomery County, Texas.
10Q. Storm Sewer Easement Agreements for the benefit of the subject property as set forth in instruments filed under Clerk's File No. 2021006993 and 2021006994 of the Real Property Records of Montgomery County, Texas.