

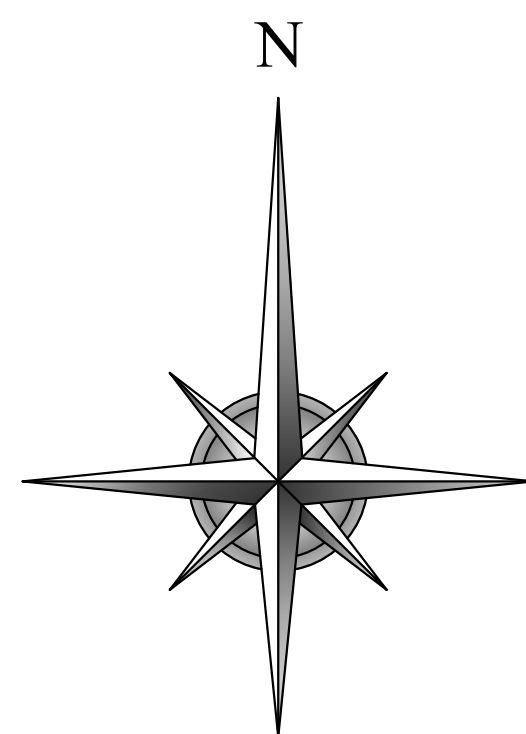
LOCATION MAP
NOT TO SCALE

BENCHMARK

RM100065 ELEV.= 92.63'
BRASS DISK IN CONCRETE ON NORTHWEST CORNER OF BRIDGE ON EAST HARDY, APPROX 1.6 MILES NORTH OF GOEDCKE ROAD AT THE INTERSECTION OF A CREEK (J113-00-00).

SITE BENCHMARK

SET CUT "X" IN CONCRETE ELEV.= 109.15'
CUT "X" IN CONCRETE MEDIAN IN RAYFORD ROAD, NORTH 64°25'52" WEST, A DISTANCE OF 209.25' FROM THE NORTHEAST CORNER OF LOT 90, AS SHOWN HEREON.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

To: Milstead Real Estate

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 this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III and Category 6 Survey.

PRELIMINARY: SHALL NOT BE RECORDED

Tommy O. Burks
Registered Professional Land Surveyor
Texas Registration No. 5509
Date: January 4, 2024

GENERAL NOTES

- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and not show all easement and encumbrances of record.
- 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.
- 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 violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express 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 adjacent to the signature line herein.
- Flood Statement: This site is situated in Zone "X-Shaded" in Montgomery County, Texas according to FEMA map number 48339C0685G dated August 18, 2014. 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 scaling 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.



LEGEND / ABBREVIATIONS

BARBED WIRE	— X —	A.	ABSTRACT
CHAIN LINK	— // —	B.L.	AERIAL EASEMENT
WOOD	— / —	C.F.N.	BUILDING LINE
POWER POLE	— O —	FF	CLERK'S FILE NUMBER
LIGHT POLE	— □ —	FND.	FINISHED FLOOR
ELECTRIC BOX	— ⊕ —	I.R.	FOUND
OVERHEAD LINE	— ⊕ —	I.P.	IRON ROD
UNDERGROUND LINE	— ⊕ —	O.P.R.R.P.	IRON PIPE
GRATE INLET	— ⊕ —	O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
B INLET	— ⊕ —	M.C.T.	OFFICIAL PUBLIC RECORDS
STORM MANHOLE	— ⊕ —	H.C.T.	HARRIS COUNTY, TEXAS
SANITARY MANHOLE	— ⊕ —	M.R.	MONTGOMERY COUNTY, TEXAS
PIPING	— ⊕ —	P.O.B.	MAP RECORDS
CLEANOUT	— ⊕ —	P.O.C.	POINT OF BEGINNING
WATER VALVE	— ⊕ —	P.R.	POINT OF COMMENCEMENT
WATER METER	— ⊕ —	R.P.P.	PLAT RECORDS
FIREHYDRANT	— ⊕ —	R.O.W.	RIGID PLASTIC PIPE
GAS VALVE	— ⊕ —	U.E.	RIGHT OF WAY
GAS METER	— ⊕ —	W.L.E.	UTILITY EASEMENT
TELEPHONE MANHOLE	— ⊕ —	"S"	WATER LINE EASEMENT
TELEPHONE PEDESTAL	— ⊕ —		SET 5/8 INCH IRON ROD
UNDERGROUND LINE	— ⊕ —		WITH CAP "CORE LAND SURVEYING"
CABLE BOX	— ⊕ —		
PIPELINE MARKER	— ⊕ —		
UNDERGROUND CABLE	— ⊕ —		
GAS MANHOLE	— ⊕ —		
ELECTRICAL MANHOLE	— ⊕ —		
SIGN	— ⊕ —		
MAILBOX	— ⊕ —		

- ① STORM MANHOLE
RIM=107.74
36" RCP (E)= 101.29
36" RCP (W)= 101.29
- ② STORM MANHOLE
RIM= 108.90
36" RCP (E)= 102.45
36" RCP (W)= 102.45
12" RCP (N)= 107.05
- ③ STORM MANHOLE
RIM= 108.37
36" RCP (E)= 101.92
36" RCP (W)= 101.92
- ④ STORM MANHOLE
RIM= 110.14
36" RCP (E)= 103.69
36" RCP (W)= 103.69

LEGAL DESCRIPTION

BEING 6.2501 acres (272,253 square feet) of land and being all of Lot 75, Lots 78 through 86 of Spring Hills Section 4, according to the plat of same, recorded under Volume 5, Page 509 of the Montgomery County Map Records (M.C.M.R.), and Lots 87 through 90 of Spring Hills Section 5, according to the plat of same recorded under Volume 7, Page 133 M.C.M.R., said 6.2501 acre tract lying within the Montgomery County School Land Survey, A-351, and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the north right of way (R.O.W.) line of Pinewoods Way (60 foot R.O.W.), for the common south corner between said Lot 78 and Lot 77 of said Section 4;

THENCE North 78°28'09" West, with said north right of way line, a distance of 150.96 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set at the intersection of said north right of way line and the east right of way line of West Hawthorne Drive (60 foot R.O.W.) for the southwest corner of the herein described tract, from which a found 5/8" iron rod bears South 70°43'56" East, a distance of 0.77 feet;

THENCE North 02°58'09" West, with the east right of way line of said West Hawthorne Drive, a distance of 392.18 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set at the intersection of said east right of way line and the south right of way line of Rayford Road (R.O.W. varies) for the northwest corner of Lot 80 and the herein described tract;

THENCE South 78°29'04" East, with the south right of way line of Rayford Road, a distance of 1229.16 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for the common north corner between Lot 90 and Lot 91, and for the northeast corner of the herein described tract;

THENCE South 11°31'51" West, with the common line between said Lot 90 and Lot 91, a distance of 180.01 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for the common corner between Lots 90, 91 95 and 95 of said Section 5, and for the most easterly southeast corner of the herein described tract;

THENCE North 78°28'09" West, with the common lines between Lots 85 through 90, Lots 95 through 98, and Lots 73 and 74, a distance of 680.00 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for the common corner between said Lots 74, 75, 84, and 85, for an interior corner of the herein described tract;

THENCE South 11°31'51" West, with the common line between said Lots 74 and 75, a distance of 200.00 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set in the north right of way line of said Pinewoods Way, for the common south corner between said Lots 74 and 75, and the most southerly southeast corner of the herein described tract;

THENCE North 78°28'09" West, with said north right of way line, a distance of 100.00 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for an interior southwest corner of the herein described tract, from which a found 1 inch iron pipe bears South 69°10'35" East, a distance of 1.05 feet;

THENCE North 11°31'51" East, with the common line between Lots 75 and 76, a distance of 200.00 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for an interior corner of the herein described tract;

THENCE North 78°28'09" West, a distance of 200.00 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for the common corner between Lots 77, 78, 81, and 82, and an interior corner of the herein described tract, from which a found 5/8 inch iron rod bears North 73°04'08" East, a distance of 0.80 feet;

THENCE South 11°31'51" West, with the common line between said Lots 78 and 77, a distance of 200.00 feet to the POINT OF BEGINNING, containing 6.2501 acres (272,253 square feet) of land.

MILSTEAD REAL ESTATE
29707 W HAWTHORNE DR
SPRING TX 77386

BOUNDARY / TOPOGRAPHIC SURVEY
LOTS 75, 78-86 OF SPRING HILLS SECTION 4
VOL. 5, PG. 509 M.C.M.R.
LOTS 87-90 OF SPRING HILLS SECTION 5,
VOL. 7, PG. 133 M.C.M.R.
IN THE MONTGOMERY COUNTY SCHOOL LAND
SURVEY, A-351
MONTGOMERY COUNTY, TEXAS

DRAWING

FIELD BK	73/80
FIELD WRK	HF
DATE	11/21/23
DRAFTING	JAB
DATE	01/04/24
CHECKED	TOB
DATE	01/04/24

ISSUE

TO	DATE
CLIENT	01/04/24

CHECK: TOB
DRAWN: JAB

JOB: U23-00171
SUR-1
SHEET 1 OF 2



10210 GREGGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
724.808.1008
corelandsurveying.com

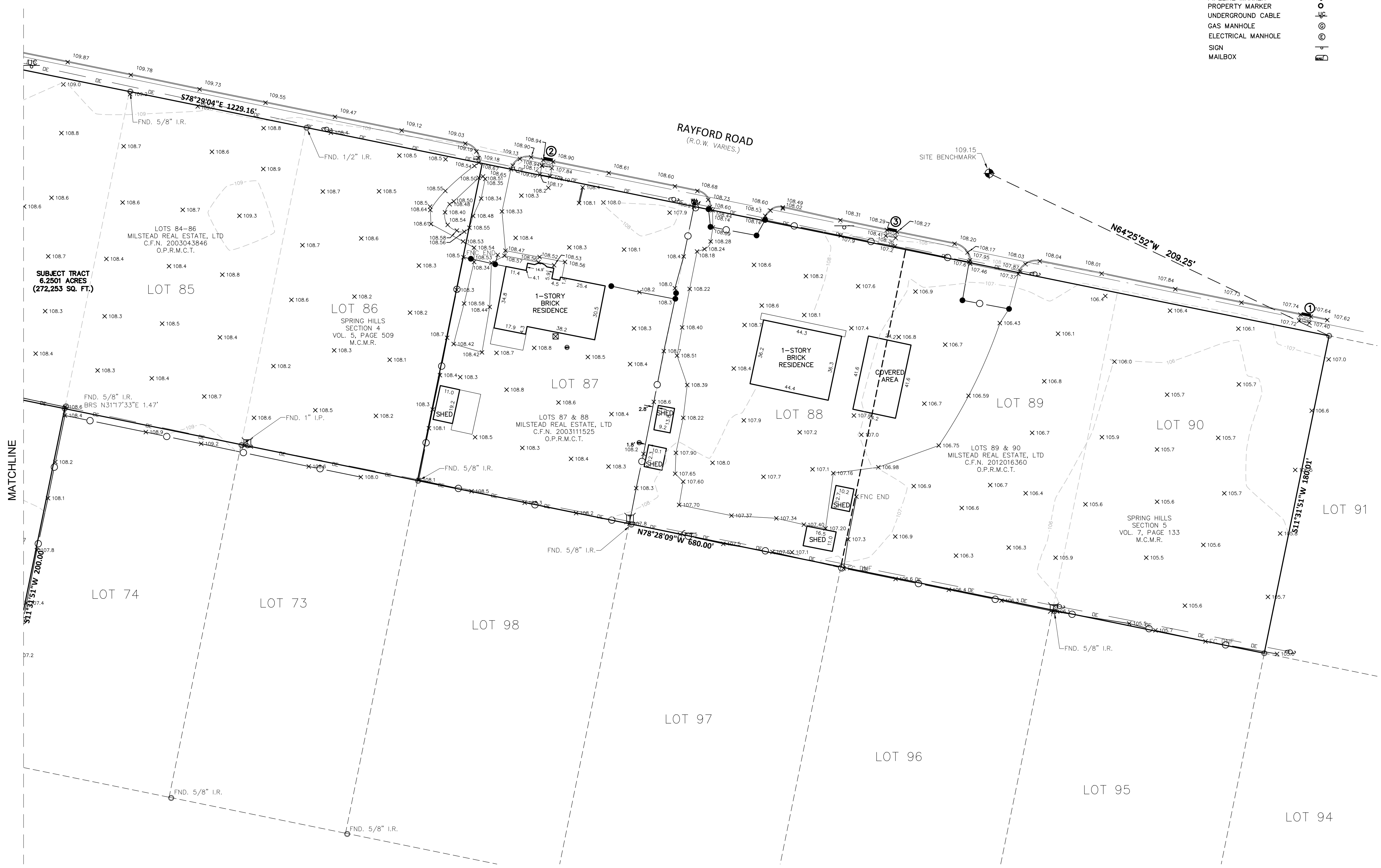
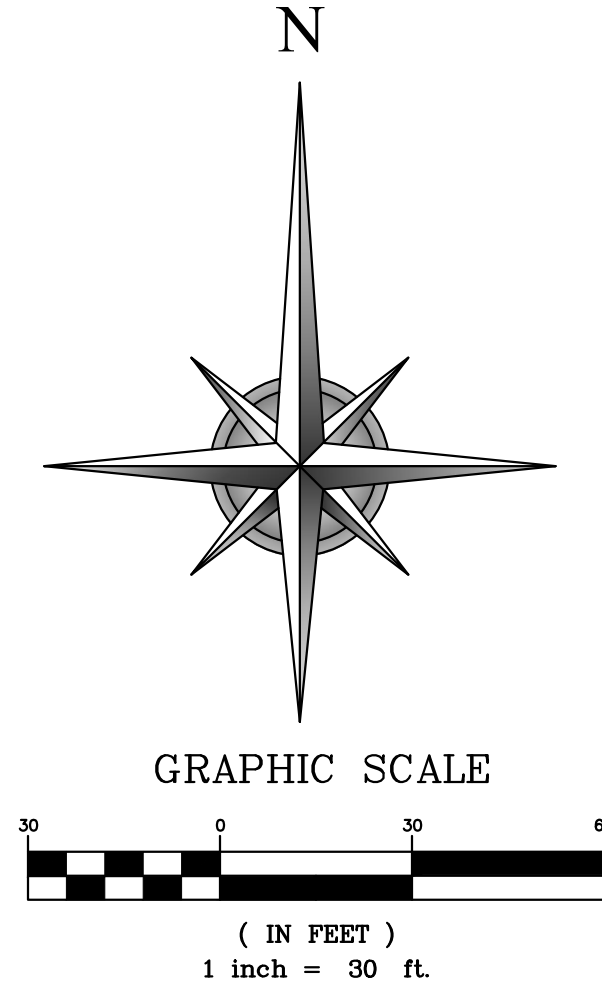
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GRATE INLET	— □ —	MAP RECORDS	OFFICIAL PUBLIC RECORDS
B INLET	— □ —	HARRIS COUNTY, TEXAS	MAP RECORDS
STORM MANHOLE	— ○ —	MONTGOMERY COUNTY, TEXAS	POINT OF BEGINNING
SANITARY MANHOLE	— ○ —	POINT OF COMMENCEMENT	PLAT RECORDS
PIPING	— — —	RIGHT OF WAY	UTILITY EASEMENT
CLEANOUT	— — —	WATER LINE EASEMENT	SET 5/8" IRON ROD
WATER VALVE	— ○ —	WITH CAP "CORE LAND SURVEYING"	
WATER METER	— ○ —		
FIREHYDRANT	— ○ —		
GAS VALVE	— ○ —		
GAS METER	— ○ —		
TELEPHONE MANHOLE	— ○ —		
TELEPHONE PEDESTAL	— ○ —		
UNDERGROUND LINE	— — —		
CABLE BOX	— □ —		
PIPELINE MARKER	— ○ —		
PROPERTY MARKER	— ○ —		
UNDERGROUND CABLE	— — —		
GAS MANHOLE	— ○ —		
ELECTRICAL MANHOLE	— ○ —		
SIGN	— ○ —		
MAILBOX	— ○ —		



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CHECK: TOB
DRAWN: JAB
JOB: U23-00171
SUR-1
SHEET 2 OF 2

CORE
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core@corelandsurveying.com