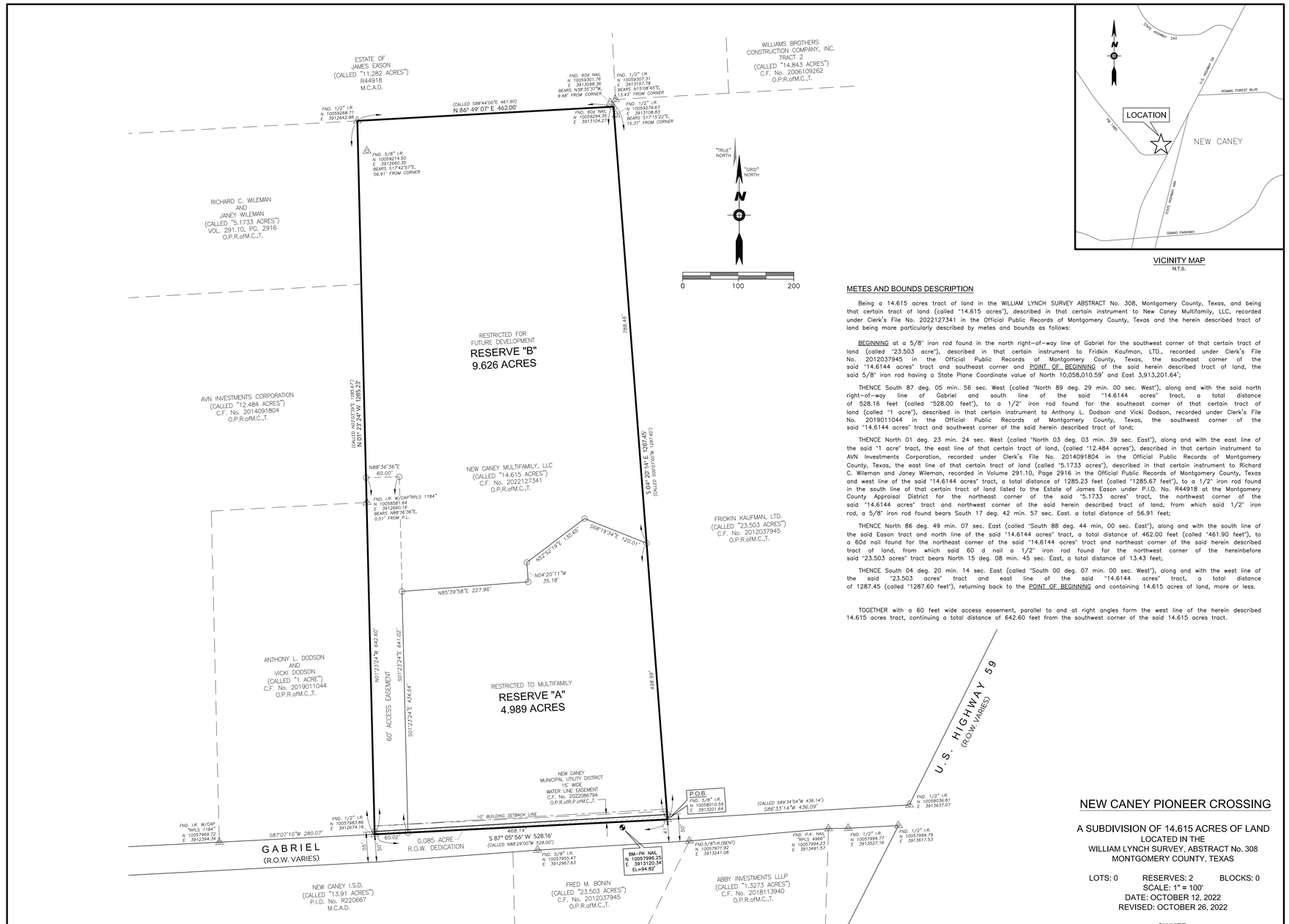

VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a 14.615 acres tract of land in the WILLIAM LYNCH SURVEY ABSTRACT No. 308, Montgomery County, Texas, and being that certain tract of land (called "14.615 acres"), described in that certain instrument to New Caney Multifamily, LLC, recorded under Clerk's File No. 2022127341 in the Official Public Records of Montgomery County, Texas and the herein described tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the north right-of-way line of Gabriel for the southwest corner of that certain tract of land (called "23.503 acre"), described in that certain instrument to Fridkin Kaufman, LTD., recorded under Clerk's File No. 2012037945 in the Official Public Records of Montgomery County, Texas, the southeast corner of the said "14.6144 acres" tract and southeast corner and POINT OF BEGINNING of the said herein described tract of land, the said 5/8" iron rod having a State Plane Coordinate value of North 10,058,010.59' and East 3,913,201.64';

THENCE South 87 deg. 05 min. 56 sec. West (called "North 89 deg. 29 min. 00 sec. West"), along and with the said north right-of-way line of Gabriel and south line of the said "14.6144 acres" tract, a total distance of 528.16 feet (called "528.00 feet"), to a 1/2" iron rod found for the southeast corner of that certain tract of land (called "1 acre"), described in that certain instrument to Anthony L. Dodson and Vicki Dodson, recorded under Clerk's File No. 2019011044 in the Official Public Records of Montgomery County, Texas, the southwest corner of the said "14.6144 acres" tract and southwest corner of the said herein described tract of land;

THENCE North 01 deg. 23 min. 24 sec. West (called "North 03 deg. 03 min. 39 sec. East"), along and with the east line of the said "1 acre" tract, the east line of that certain tract of land, (called "12.484 acres"), described in that certain instrument to AVN Investments Corporation, recorded under Clerk's File No. 2014091804 in the Official Public Records of Montgomery County, Texas, the east line of that certain tract of land (called "5.1733 acres"), described in that certain instrument to Richard C. Wileman and Janey Wileman, recorded in Volume 291.10, Page 2916 in the Official Public Records of Montgomery County, Texas and west line of the said "14.6144 acres" tract, a total distance of 1285.23 feet (called "1285.67 feet"), to a 1/2" iron rod found in the south line of that certain tract of land listed to the Estate of James Eason under P.I.D. No. R44918 at the Montgomery County Appraisal District for the northeast corner of the said "5.1733 acres" tract, the northwest corner of the said "14.6144 acres" tract and northwest corner of the said herein described tract of land, from which said 1/2" iron rod, a 5/8" iron rod found bears South 17 deg. 42 min. 57 sec. East. a total distance of 56.91 feet;

THENCE North 86 deg. 49 min. 07 sec. East (called "South 88 deg. 44 min, 00 sec. East"), along and with the south line of the said Eason tract and north line of the said "14.6144 acres" tract, a total distance of 462.00 feet (called "461.90 feet"), to a 60d nail found for the northeast corner of the said "14.6144 acres" tract and northeast corner of the said herein described tract of land, from which said 60 d nail a 1/2" iron rod found for the northwest corner of the hereinbefore said "23.503 acres" tract bears North 15 deg. 08 min. 45 sec. East, a total distance of 13.43 feet;

THENCE South 04 deg. 20 min. 14 sec. East (called "South 00 deg. 07 min. 00 sec. West"), along and with the west line of the said "23.503 acres" tract and east line of the said "14.6144 acres" tract, a total distance of 1287.45 (called "1287.60 feet"), returning back to the POINT OF BEGINNING and containing 14.615 acres of land, more or less.

TOGETHER with a 60 feet wide access easement, parallel to and at right angles form the west line of the herein described 14.615 acres tract, continuing a total distance of 642.60 feet from the southwest corner of the said 14.615 acres tract.

NEW CANEY PIONEER CROSSING

A SUBDIVISION OF 14.615 ACRES OF LAND
LOCATED IN THE
WILLIAM LYNCH SURVEY, ABSTRACT No. 308
MONTGOMERY COUNTY, TEXAS

LOTS: 0 RESERVES: 2 BLOCKS: 0
SCALE: 1" = 100'
DATE: OCTOBER 12, 2022
REVISED: OCTOBER 26, 2022

OWNER:
NEW CANEY MULTIFAMILY, LLC
2711 LBJ FREEWAY, SUITE 1012
DALLAS, TEXAS 75234

SURVEYOR NOTES:

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ALLTERRA CENTRAL, TRIMBLE V.R.S. R.T.K. G.P.S. NETWORK, REFERENCED TO THE (N.A.D. 83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEOID MODEL "GEOID 18". COORDINATE, DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET.

CONVERGENCE ANGLE: 02° 38' 07.68988".
SCALE FACTOR = 0.999989488, COMBINED FACTOR = 0.999989309,
AT THE P.O.B., THE SOUTHEAST CORNER OF SUBJECT TRACT.
("CORPSCON 6.01" U.S.A.C.E.).

FLOOD ZONE: AE ("SPECIAL FLOOD HAZARD AREAS")
FIRM: 48339C0600G
DATED: 08-18-2014
FLOOD ZONE DETERMINED FROM FEMA MAP. AW&C DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.

FOR REVIEW

LEGEND

△	FOUND OBJECT AS SHOWN
○	SET 1/2" STEEL ROD W/CAP "AW&C LLC"
O.P.R.ofM.C.,T.	OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
M.C.A.D.	MONTGOMERY COUNTY APPRAISAL DISTRICT

AW&C JOB No.:LS21-318

SHEET 1 of 2 SHEETS

Engineering F-16194 Surveying 10194849
ARCENEAUX WILSON & COLE
engineering | surveying | planning
3120 Central Mall Drive
Port Arthur, TX 77642
409.724.7888
awcengr.com