

RESERVE "D-1"

ESCONDIDO SECTION 1
REPLAT OF RESERVE "D"
M.C.C.F. NO. 2024047870
(CAB. AA, SHTS.
601-602 M.C.M.R.)

RESERVE "D"

L=306.08'
R=755.00'
 $\Delta=23^{\circ}13'41"$
CHB=N26°29'16"E
CHD=303.99'

RESERVE "E"

ESCONDIDO SEC 1
M.C.C.F. NO. 2021097111
(CAB. Z, SHTS.
7562-7566 M.C.M.R.)

ESCONDIDO DRIVE
N14°52'25"E 406.14'

**13.110
ACRES**

571,055 SQ.FT.

REMAINDER OF
CALL 14.427 ACRES
JAJWK, LP
M.C.C.F. NO.
2022101984

L=47.09'
R=30.00'
 $\Delta=89^{\circ}55'50"$
CHB=N30°05'30"W
CHD=42.40'

F.M. 1774
(WIDTH VARIES)

STATE OF TEXAS
VOL. 208, PG. 415, VOL. 83, PGS. 409 & 412 M.C.D.R.
M.C.C.F. NO. 2010040292

REMAINDER OF CALL 13.204 ACRES
LONE STAR COLLEGE SYSTEM DISTRICT
M.C.C.F. NO. 2021043906

N75°46'59"E 559.25'

S48°27'09"E
277.26'

W. HILLHOUSE
SURVEY, A-260

W.T. DUNLAVY
SURVEY, A-168

S38°31'26"W 425.61'

**F.M. 1488
MAGNOLIA BYPASS**
(WIDTH VARIES)
STATE OF TEXAS
M.C.C.F. NO. 2025037617

S18°49'37"W 442.21'

506.48'
N75°03'25"W 515.08'

8.60'

S60°07'38"W
72.37'

LEGEND

M.C.C.F. MONTGOMERY COUNTY CLERKS FILE
M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
I.R. IRON ROD

- FOUND 5/8 INCH CAPPED IRON ROD
STAMPED "GBI PARTNERS"
- FOUND TXDOT DISC

NOTES:

1.) Bearings are referenced to the Texas Coordinate System of 1983, Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99996413094.

2.) This is an exhibit only. Existing conditions and other matters of record are not shown and have been intentionally omitted.

EXHIBIT

BEING 13.110 ACRES OF LAND LOCATED IN
THE W.T. DUNLAVY SURVEY, A-168,
AND THE W. HILLHOUSE SURVEY, A-260
MONTGOMERY COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD TBP&LS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

SCALE: 1" = 200'	JOB NO. 225206	DATE: 5/07/2025
CREW CHIEF: N.M.	FIELD BOOK: 23046	DWG.: 25-264EX

Scale: 1" = 200'