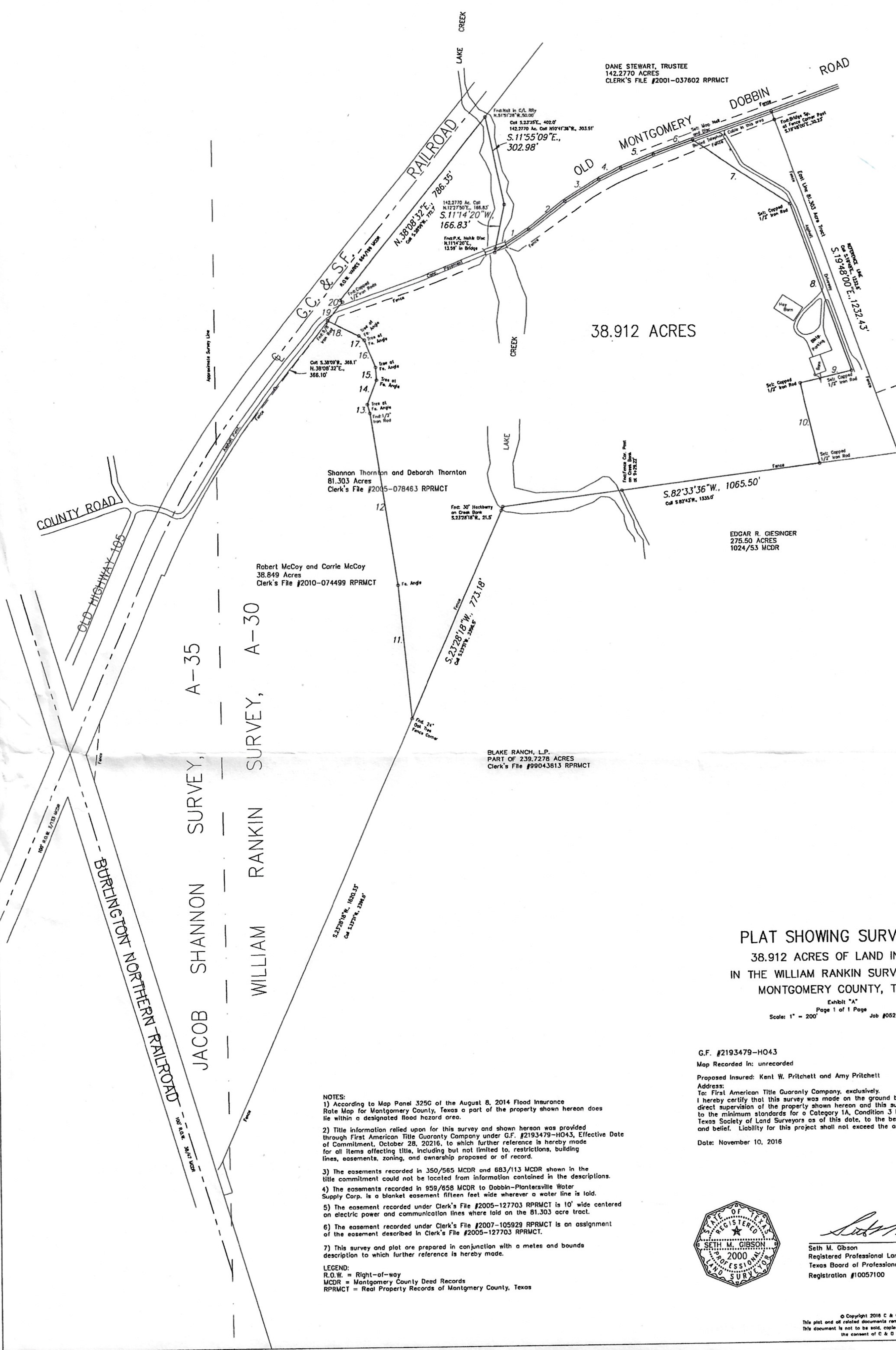


**LINE TABLE**

1. N.55°41'39"E., 138.83'
2. N.51°24'00"E., 154.48'
3. N.56°36'58"E., 135.41'
4. N.62°32'56"E., 83.57'
5. N.67°49'56"E., 116.35'
6. N.69°45'36"E., 139.43'
7. S.55°57'09"E., 389.86'
8. S.19°48'00"E., 600.00'
9. S.76°27'32"W., 176.70'
10. S.12°59'17"E., 280.00'
11. N.05°34'33"W., 450.11'
12. N.08°48'24"W., 585.47'
13. N.14°52'57"W., 31.99'
14. N.21°01'44"E., 86.73'
15. N.04°13'29"W., 42.53'
16. N.21°58'27"W., 98.50'
17. N.50°13'18"W., 23.02'
18. N.64°25'49"W., 114.93'
19. N.38°08'32"E., 80.62'
20. N.51°51'28"W., 10.00'



38.912 ACRES

**PLAT SHOWING SURVEY OF**  
 38.912 ACRES OF LAND IN THE  
 IN THE WILLIAM RANKIN SURVEY, A-30,  
 MONTGOMERY COUNTY, TEXAS

Exhibit "A"  
 Page 1 of 1 Page  
 Scale: 1" = 200' Job #052487 #183082

G.F. #2193479-H043  
 Map Recorded In: unrecorded  
 Proposed Insured: Kent W. Pritchett and Amy Pritchett  
 Address:  
 For First American Title Guaranty Company, exclusively,  
 I hereby certify that this survey was made on the ground by me or under my direct supervision of the property shown hereon and this survey and plat conform to the minimum standards for a Category 1A, Condition 3 boundary survey as Texas Society of Land Surveyors as of this date, to the best of my knowledge and belief. Liability for this project shall not exceed the amount of the fee charged.  
 Date: November 10, 2016



*Seth M. Gibson*  
 Seth M. Gibson  
 Registered Professional Land Surveyor #2000  
 Texas Board of Professional Land Surveying Firm  
 Registration #10057100

**NOTES:**  
 1) According to Map Panel 325C of the August 8, 2014 Flood Insurance Rate Map for Montgomery County, Texas a part of the property shown hereon does lie within a designated flood hazard area.  
 2) Title information relied upon for this survey and shown hereon was provided through First American Title Guaranty Company under G.F. #2193479-H043, Effective Date of Commitment, October 28, 20216, to which further reference is hereby made for all items affecting title, including but not limited to, restrictions, building lines, easements, zoning, and ownership proposed or of record.  
 3) The easements recorded in 350/565 MCDR and 683/113 MCDR shown in the title commitment could not be located from information contained in the descriptions.  
 4) The easements recorded in 959/658 MCDR to Dobbin-Plantersville Water Supply Corp. is a blanket easement fifteen feet wide wherever a water line is laid.  
 5) The easement recorded under Clerk's File #2005-127703 RPRMCT is 10' wide centered on electric power and communication lines where laid on the 81.303 acre tract.  
 6) The easement recorded under Clerk's File #2007-105929 RPRMCT is an assignment of the easement described in Clerk's File #2005-127703 RPRMCT.  
 7) This survey and plat are prepared in conjunction with a metes and bounds description to which further reference is hereby made.  
**LEGEND:**  
 R.O.W. = Right-of-way  
 MCDR = Montgomery County Deed Records  
 RPRMCT = Real Property Records of Montgomery County, Texas

*[Handwritten signatures]*

# C & G LAND SURVEYORS

Page 2 of 2 Pages  
November 10, 2016

THENCE N.38°08'32"E., (R.O.W. Call S.38°09'W., 366.1') along said railroad right-of-way line for a distance of 80.62 feet to a capped ½" iron rod found for an angle point in same;

THENCE N.51°51'58"W., (R.O.W. Call S.51°51'E., 10.0') continuing along said railroad right-of-way line for a distance of 10.00 feet to a capped ½" iron rod found for an angle point in same;

THENCE N.38°08'32"E., (R.O.W. Call S.38°09'W., 772.7') continuing along said railroad right-of-way line for a distance of 786.35 feet to the upper northeast corner of said 81.303 acres and the northwest corner of above mentioned 142.2770 acres in the center-line of Lake Creek, from whence a nail found in the center-line of said railroad tracks bears N.51°51'28"W., 50.00 feet;

THENCE S.11°55'09"E., down the center-line of Lake Creek 302.98 feet (Call S.23°35'E., 402.0' and 142.2770 Acres Call N.10°41'36"W., 303.51') to an angle point;

THENCE S.11°14'20"W., (142.2770 Acres Call N.12°27'50"E., 166.83') continuing down the center-line of Lake Creek 166.83 feet to a point for corner in the old Montgomery Dobbin Road from whence a P.K. Nail and Disk in the center-line of the bridge over Lake Creek bears N.11°14'20"E., 13.59;

THENCE along the center-line of said Old Montgomery Dobbin Road and the south line of said 142.2770 acres as follows:

N.55°41'39"E., 138.83 feet (142.2770 Acres Call S.56°55'12"W., 138.83');

N.51°24'00"E., 154.48 feet (142.2770 Acres Call S.52°37'33"W., 154.48');

N.56°38'58"E., 135.41 feet (142.2770 Acres Call S.57°52'31"W., 135.41');

N.62°32'56"E., 83.57 feet (142.2770 Acres Call S.63°46'29"W., 83.57');

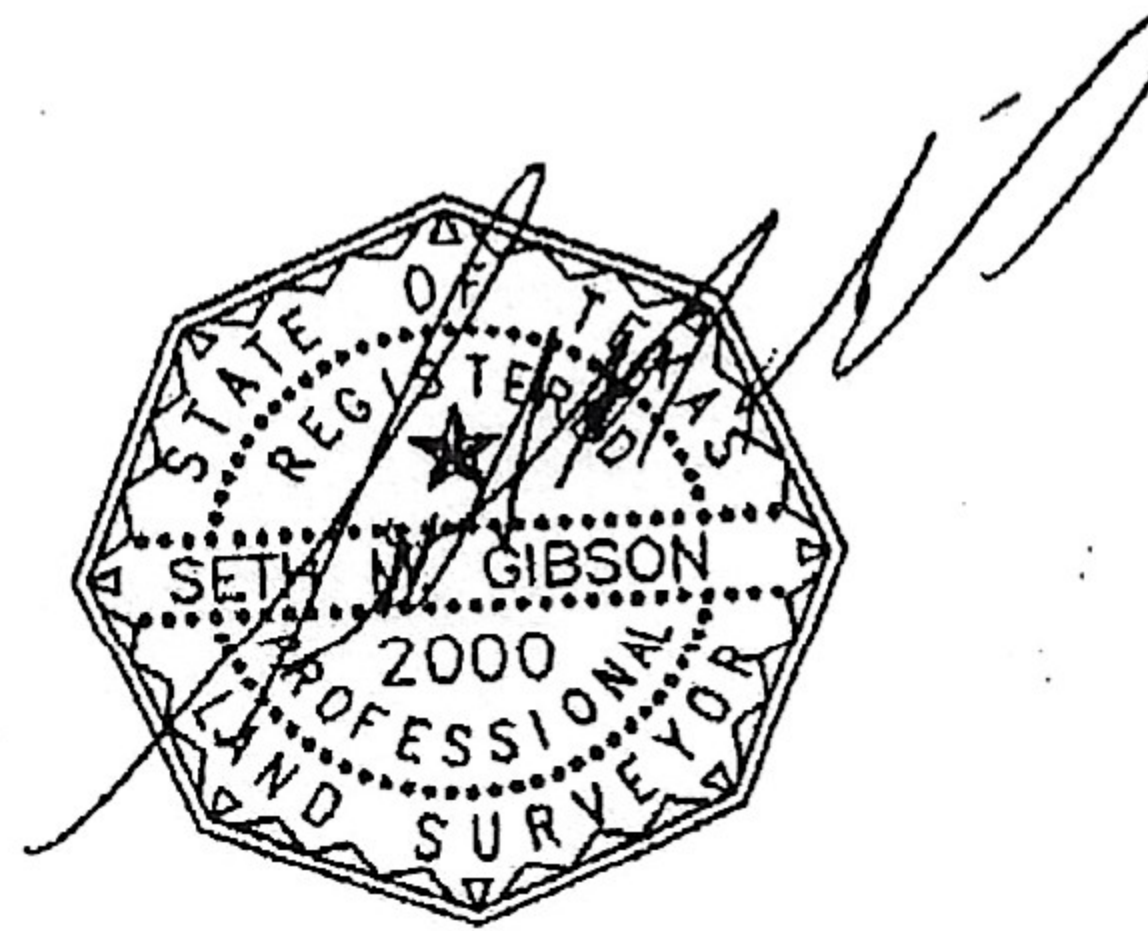
N.67°49'56"E., 116.35 feet (142.2770 Acres Call S.69°03'29"W., 116.35');

N.69°45'36"E., 139.43 feet (142.2770 Acres Call S.70°59'09"W., 658.60') to the

POINT OF BEGINNING and containing 38.912 acres of land, which includes the area in the public used Old Montgomery Dobbin Road;

This description is based on a boundary survey and plat prepared by C & G Land Surveyors this date to which further reference is hereby made for additional information on this project.

\\C&G\38.912 Are Tract



11-10-2016

# C & G LAND SURVEYORS

November 10, 2016

## METES AND BOUNDS DESCRIPTION

Page 1 of 2 Pages

BEING 38.912 acres of land in the William Rankin Survey, A-30 and the Jacob Shannon Survey, A-35, Montgomery County, Texas, and being out of a called 81.303 acre tract described in deed to Shannon Thornton recorded under Clerk's File #2005-078463 of the Real Property Records of Montgomery County, Texas (RPRMCT), said 38.912 acres being more particularly described as follows:

COMMENCING at the northeast corner of said 81.303 acres in the center-line of the Old Montgomery Dobbin Road; also the south line of Dane Stewart, Trustee 142.2770 acres described in deed recorded under Clerk's File #2001-037602 of the Real Property Records of Montgomery County, Texas (RPRMCT), from whence a bridge spike found at a fence corner post bears S.19°48'00"E., 30.23 feet for the northwest corner of the Edgar R. Giesinger 275.50 acre tract described in deed recorded in Volume 1024, Page 53 OF Montgomery County Deed Records (MCDR);

THENCE S69°45'36"W., along the north line of said 81.303 acres and the south line of said 142.2770 acres for a distance of 280.00 feet to a Mag Nail and Disc set for the northeast corner of and POINT OF BEGINNING of herein described tract;

THENCE crossing said 81.303 acres the following calls:

S.55°57'09"E., 389.86 feet to a capped ½" iron rod set for an angle point;

S.19°48'00"E., 600.00 feet to a capped ½" iron rod set for an angle point;

S.12°59'17"E., 280.00 feet to a capped ½" iron rod set for corner in the south line of said 81.303 acres and the lower north line of said 275.50 acres;

THENCE S.82°33'36"W., (Call S.82°43'W., 1335.0') along the lower north line of said 275.50 acres passing its lower northwest corner in the center-line of Lake Creek and the northeast corner of Blake Ranch, L.P. 239.7278 acre tract described in deed recorded under Clerk's File #99043813 RPRMCT, and continue on along its north line for a total distance of 1065.50 feet to an inside corner of said 81.303 acres and the northwest corner of said 239.7278 acres, for an inside corner of herein described tract;

THENCE S.23°28'18"W., (Call S.23°31'W., 2396.5') along the lower east line of said 81.303 acres and the west line of said 239.7278 acres, at 13.75 feet pass a bridge spike found on the bank of Lake Creek for a reference corner and continue on in all a total distance of 773.18 feet to a 24" Oak tree for a fence corner and an angle point in the east line of Robert McCoy and Carrie McCoy 38.849 acre tract described in deed recorded under Clerk's File #2010-074499 RPRMCT;

THENCE along the east fenced line of said 38.849 acres as follows:

N.05°34'33"W., 450.11 feet to a fence angle point;

N.08°48'24"W., 585.47 feet to a ½" iron rod found for an angle point;

N.14°52'57"W., 31.99 feet to a fence angle point;

N.21°01'44"E., 86.73 feet to a fence angle point;

N.04°13'29"W., 42.53 feet to a fence angle point;

N.21°58'27"W., 98.50 feet to a fence angle point;

N.50°13'18"W., 23.02 feet to a fence angle point;

N.64°25'49"W., 114.93 feet to a 5/8" iron rod found for the northeast corner of said 38.849 acres in the northwest line of said 81.303 acres and the south right-of-way line of the G.C. & S.F. Rail Road described in deed recorded in Volume 664, Page 199 MCDR;