

**24831 River Terrace Road**

Being a tract of land out of the P. Fitz Simmons 177 Acre Survey, Abstract No. 686, Harris County, Texas, some being that tract of land conveyed to Rita Diane McClain, by deed recorded in Instrument No. 20130600191, Deed Records, Harris County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the West line of River Terrace Road (30 feet right-of-way), and the Northeast corner of that tract of land conveyed to Angel L. Davis, and Nathan L. Davis, and Cynthia A. Spell, and Stanley E. Spell, by deed recorded in Instrument No. 20130398365, Deed Records, Harris County, Texas;

THENCE South 89 degrees 08 minutes 27 seconds West, along the North line of said Davis and Spell tract, passing at a distance of 474.81 feet to a 1/2 inch iron rod found on-line, and continuing a total distance of 2587.52 feet to a point for corner;

THENCE South 71 degrees 28 minutes 28 seconds West, along said North line of Davis and Spell tract, a distance of 138.21 feet to a point for corner, said corner being on the Easterly line of the San Jacinto River;

THENCE, along said Easterly line of the San Jacinto River, the following bearings and distances:

THENCE North 00 degrees 30 minutes 57 seconds East, a distance of 250.00 feet to a point for corner;  
 THENCE North 67 degrees 20 minutes 57 seconds East, a distance of 172.70 feet to a point for corner;  
 THENCE North 74 degrees 57 minutes 03 seconds East, a distance of 108.00 feet to a point for corner;  
 THENCE North 51 degrees 06 minutes 57 seconds East, a distance of 126.70 feet to a point for corner;  
 THENCE North 31 degrees 09 minutes 57 seconds East, a distance of 89.54 feet to a point for corner;

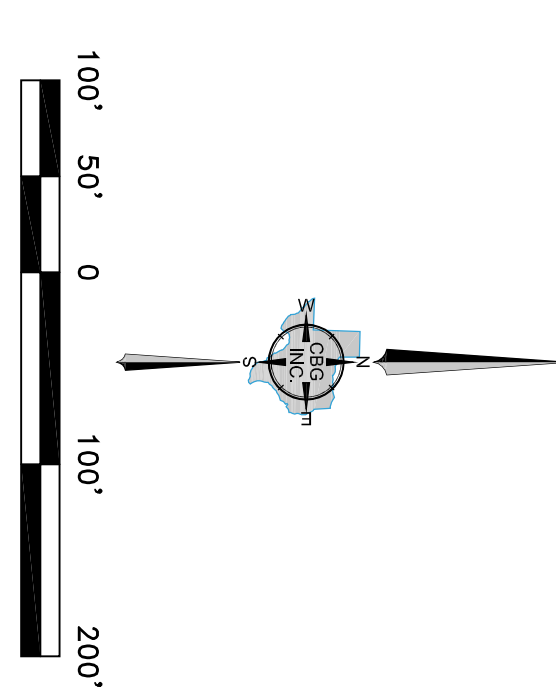
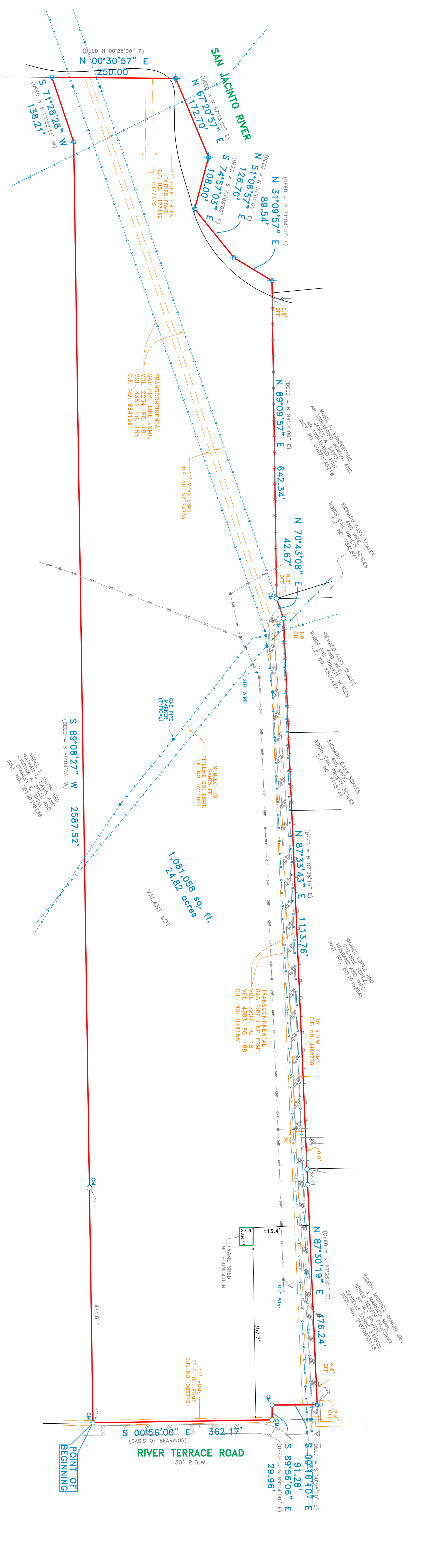
THENCE North 89 degrees 09 minutes 57 seconds East, departing said Easterly line of the San Jacinto River, a distance of 642.34 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Mona A. Vanderford, an unmarried woman, and James A. Davis, an unmarried man, by deed recorded in Instrument No. 20070749218, Deed Records, Harris County, Texas, the South corner of that tract of land conveyed to Richard Gary Scodes and wife, Robin Gail Pruitt Scodes, by deed recorded in Clerk's File No. Y542571, Deed Records, Harris County, Texas, and the Southwest corner of that tract of land conveyed to Richard Gary Scodes and wife, Robin Gail Pruitt Scodes, by deed recorded in Clerk's File No. K680429, Deed Records, Harris County, Texas;

THENCE North 70 degrees 43 minutes 08 seconds East, along the South line of said Scodes tract (K680429), a distance of 42.67 feet; THENCE North 87 degrees 33 minutes 43 seconds East, along said South line of said Scodes tract (K680429), a distance of 1113.76 feet to the Northeast corner of that tract of land conveyed to Joseph Michael Rankin, Jr., a married man, and the South corner of that tract of land conveyed to Joseph Michael Rankin, Jr., a married man, joined herein proforma by his spouse, Danielle Lynne Rankin, by deed recorded in Instrument No. 20070653118, Deed Records, Harris County, Texas;

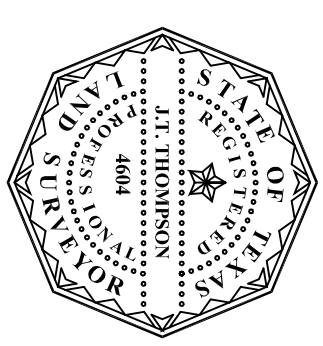
THENCE North 87 degrees 30 minutes 19 seconds East, along the South line of said Rankin tract, passing at a distance of 32.11 feet to a 5/8 inch iron rod found on-line, and continuing a total distance of 476.24 feet to a point for corner, said corner being on said Easterly line of River Terrace Road;

THENCE South 00 degrees 16 minutes 10 seconds East, along said Easterly line of River Terrace Road, a distance of 91.28 feet to a 5/8 inch iron rod found for corner;  
 THENCE South 89 degrees 56 minutes 06 seconds East, along said River Terrace Road, a distance of 29.96 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 56 minutes 00 seconds East, along said Easterly line of River Terrace Road, a distance of 362.17 feet to the POINT OF BEGINNING, and containing 1,081,058 square feet or 24.82 acres of land.



The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to Capital Farm Credit, FLCA, James Davis, Mona Davis, and North American Title, in connection with the transaction described in G.F. 14637-16-00449 that: (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey; and the location, size and/or other purposes shall be of User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property, lines and dimensions as indicated, location and type of buildings as shown, and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.



Executed this 30th day of June, 2016  
 J.T. Thompson  
 Registered Professional Land Surveyor No. 4604

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2554 PG. 449, C.F. NO. L620980; VOL. 2554, PG. 449

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
 VOL. 92361, PG. 570

NOTE: According to the F.I.R.M. in Map No. 48201C03101, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:  
 BEARINGS ARE BASED ON THE WEST LINE OF RIVER TERRACE ROAD BY DEED RECORDED IN INST. NO. 20130600191, UNLESS OTHERWISE NOTED.  
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



DATE	BY	NOTES

LEGEND	
	CONTROL MONUMENT
	1/2" IRON ROD SET
	3/8" IRON ROD FOUND
	POINT FOR CORNER
	'X' FOUND / SET
	OVERHEAD ELECTRIC SERVICE
	POWER POLE
	ASPHALT/PAVED ROAD OR DRIVE
	CHAIN LINK FENCE
	1/2" WIRE TYPICAL
	BARBED WIRE
	PIPE FENCE
	COVERED PORCH/DECK OR CARPORT
	OVERHEAD ELECTRIC SERVICE
	CONCRETE PAVING

**CBG Surveying, Inc.**  
 12025 SHILOH RD. SUITE 230  
 DALLAS, TEXAS 75228-2316  
 P 214-348-7485 F 214-348-2216  
 WWW.CBG-SURVEYING.COM

SCALE: 1" = 100'  
 DATE: 06/30/16  
 JOB NO.: 1811868  
 G.F. NO.: 14637-16-00449  
 DRAWN BY: WHT

**24.82 ACRES**

P. FITZ SIMMONS 177 ACRES SURVEY, ABSTRACT NO. 686  
 HARRIS COUNTY, TEXAS

24831 RIVER TERRACE ROAD