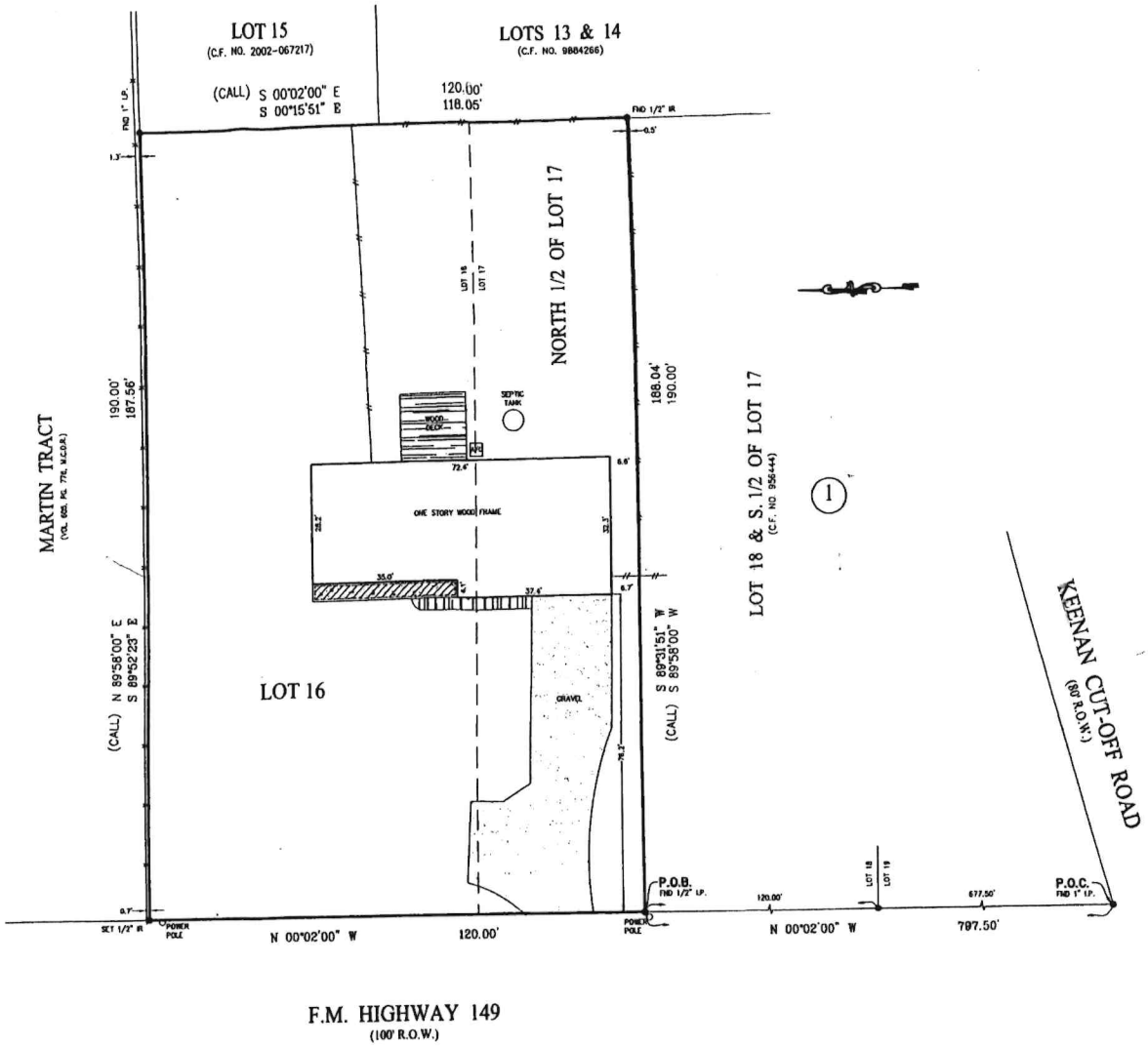

A 0.513 ACRES OF LAND BEING CALLED LOT SIXTEEN (16), AND THE NORTH ONE-HALF (N ½), OF LOT 17, IN BLOCK 1, OF "177" LAKE ESTATES, SECTION SEVEN (7), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 373, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS PER H.C.C.F. #9613023)

COMMENCING AT A 1 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTH LINE OF KEENAN CUT-OFF ROAD (80' WIDE) AND THE EAST LINE OF F.M. 149 (100' WIDE);

THENCE, NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, AT 677.50 FEET PASS A 1 INCH IRON PIPE FOUND FOR THE NORHWEST CORNER OF LOT 19 AND THE SOUTHWEST CORNER OF LOT 18, A TOTAL DISTANCE OF 797.50 FEET ALONG THE EAST LINE OF F.M. 149 TO A ½ INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, A DISTANCE OF 120.00 FEET CONTINUING WITH THE EAST LINE OF F.M. 149 TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF LOT 16, AND THIS TRACT;

THENCE, SOUTH 89 DEGREES, 52 MINUTES, 23 SECONDS EAST (CALLED NORTH 89 DEGREES 58 MINUTES EAST), A DISTANCE OF 187.56 FEET (CALLED 190.00 FEET), WITH THE NORTH LINE OF LOT 16 TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 16 AND THIS TRACT;

THENCE, SOUTH 00 DEGREES, 15 MINUTES, 51 SECONDS EAST (CALLED SOUTH 00 DEGREES 02 MINUTES EAST), A DISTANCE OF 118.05 FEET (CALLED 120.00 FEET) TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 89 DEGREES, 31 MINUTES, 51 SECONDS WEST (CALLED SOUTH 89 DEGREES, 58 MINUTES WEST), A DISTANCE OF 188.04 FEET (CALLED 190.00 FEET) WITH THE NORTH LINE OF THAT CERTAIN TRACT RECORDED UNDER M.C.C.F. #956444 TO THE POINT OF BEGINNING, AND CONTAINING 0.513 ACRES OF LAND.

LEGAL: LOT 16 AND N. 1/2 OF LOT 17 (SEE METES AND BOUNDS)	BLOCK: 1	SUBDIVISION: LAKE ESTATES		SECTION: 7
COUNTY: MONTGOMERY	STATE: TEXAS	RECORDATION: VOL. 7, PG. 373, M.C.M.R.	SURVEY: –	SCALE: 1"=20'
			FIELD WORK: 08-16-02 RV	FINAL CHECK: 08-20-02 JB
PURCHASER: SCOTT TAYLOR AND JANICE TAYLOR			DRAFTING: 08-20-02 LUPE	KEY MAP: 153 J
ADDRESS: 9955 F.M. HIGHWAY 149, MONTGOMERY, TEXAS				

ALLTEX
REALTY SERVICES
REAL ESTATE SURVEY DIVISION
9810 LONGPOINT, SUITE 150
HOUSTON, TEXAS 77055
TEL: (713) 466-7707
FAX: (713) 466-8015

STATE OF TEXAS REGISTERED JOSE B. BAURI 5020 PROFESSIONAL LAND SURVEYOR

I, JOSE B. BAURI, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE PROPERTY DESCRIBED HEREON.

* SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "A" AS PER MAP 480483 PANEL 0330 F DATED: 12-19-96

* This information is based on graphic plotting only. We do not assume responsibility for exact determination.

MORT. CO.	LAKEVIEW MORTGAGE
TITLE CO.	CHICAGO TITLE
G.F. No.	000307519
JOB No.	02-58047
REV. DATE	–

NOTES:
1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE COMPANY UNDER G.F. NO. 000307519.
2.) EASEMENT GRANTED TO MID-SOUTH ELECTRIC COOPERATIVE, INC. IN C.F. NO. 9605034.

– ABSTRACTING BY TITLE COMPANY.
– ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

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