METES AND BOUNDS DESCRIPTION
28.268 ACRES

Being a 28.268 acre tract of land located in the Solomon Brown Survey, Abstract No. 7, Harris County, Texas; said 28.268 acre tract being a portion of a called 14.020 acre tract of land (Tract Two) and all of a called 14.379 acre tract of land (Tract One) recorded in the name of David Wayne Kleb, Jennifer Kleb Anderson, and Derryl Dwayne Kleb in Harris County Clerk's File (H.C.C.F.) No. T906124 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 28.268 acre tract being more particularly described by metes and bounds as Tract A, Tract B, and Tract C as follows (all bearings are referenced to The Texas Coordinate System, North American Datum of 1983 (NAD 83), South Central Zone):

TRACT A:

Beginning at a 5/8-inch iron rod with cap stamped "EIC" found at the southeast corner of said called 14.020 acre tract and the most easterly northeast corner of a called 21.03 acre tract of land (Tract 3) recorded in the name of Joyce Kleb Froehlich and husband Vernon Froehlich in H.C.C.F. No. H754324 of the O.P.R.R.P.H.C., and being on the westerly right-of-way line of Muschke Road (60 feet wide), from which a found 5/8-inch iron rod bears North 09 degrees 12 minutes 03 seconds East, a distance of 17.82 feet;

1. Thence, with the southerly line of said 14.020 acre tract and a northerly line of said 21.03 acre tract, South 82 degrees 21 minutes 33 seconds West, a distance of 483.65 feet (called 483.38) to a 5/8-inch iron rod with cap stamped "EIC" found at the southwest corner of said 14.020 acre tract and an interior corner of said 21.03 acre tract;
2. Thence, with the westerly line of said 14.020 acre tract and the easterly line of said 21.03 acre tract, North 02 degree 15 minutes 37 seconds West, a distance of 436.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. North 87 degrees 42 minutes 36 seconds East, at a distance of 40.38 feet pass the southwest corner of Muschke-Sanders cemetery, continuing with the southerly line of said cemetery a total distance of 330.38 feet to a found pipe found at the southeast corner of said cemetery and the southwest corner of a called 0.3006 acre tract of land (Muschke-Cemetery Road, 60-feet wide) conveyed to Harris County for right-of-way purposes;
4. Thence, with the southerly right-of-way line of said Muschke-Sanders Cemetery Road, South 75 degrees 04 minutes 24 seconds East, a distance of 233.81 feet (called 233.80 feet) to a 1-inch iron pipe found at an interior corner of said 14.020 acre tract and being on the westerly right-of-way line of aforesaid Muschke Road;
5. Thence, with the easterly line of said 14.020 acre tract and said westerly right-of-way line of Muschke Road, South 09 degrees 12 minutes 03 seconds West, a distance of 354.88 feet (called 355.00) to the Point of Beginning and containing 4.952 acres of land in Tract A.

TRACT B:

Beginning at a 5/8-inch iron rod with cap stamped "EIC" found at the northeast corner of aforesaid 14.379 acre tract and the most easterly southeast corner of aforesaid 21.03 acre tract, being on the westerly right-of-way line of aforesaid Muschke Road, from which a found 5/8-inch iron rod bears North 09 degree 12 minutes 03 seconds East, a distance of 17.86 feet;

1. Thence, with the easterly line of said 14.379 acre tract and said westerly right-of-way line of Muschke Road, South 09 degrees 12 minutes 03 seconds West, a distance of 769.44 feet (called 769.28) to 5/8-inch iron rod found at the southeast corner of said 14.379 acre tract and the northeast corner of a called 14.379 acre tract recorded in the name of Joyce Kleb Froehlich and husband, Vernon Froehlich in H.C.C.F. No. H754324 of the O.P.R.R.P.H.C.;
2. Thence, with the southerly line of said 14.379 acre tract and the northerly line of said Froehlich 14.379 acre tract, South 87 degrees 44 minutes 25 seconds West, a distance of 1,077.72 feet (called 1,077.68) to a 5/8-inch iron rod with cap found at the southwest corner of said 14.379 acre tract and the northwest corner of said Froehlich 14.379 acre tract, and being on the easterly line of Lot 3 of Rosa Colina, a subdivision recorded in Film Code No. 620137 of the Plat Records of Harris County;
3. Thence, with the westerly line of said 14.379 acre tract and the easterly line of said Lot 3, North 03 degree 14 minutes 51 seconds West, a distance of 528.01 feet (called 527.50) to a 5/8-inch iron rod found at the northwest corner of said 14.379 acre tract and the southwest corner of aforesaid 21.03 acre tract;
4. Thence, with the northerly line of said 14.379 acre tract and the southerly line of said 21.03 acre tract, North 85 degree 21 minutes 33 seconds East, a distance of 1,195.76 feet (called 1,195.81) to the Point of Beginning and containing 14.387 acres of land in Tract B.

TRACT C:

Beginning at a 5/8-inch iron rod found at an exterior corner of aforesaid 14.020 acre tract, being on the northerly right-of-way line of aforesaid Muschke-Sanders Cemetery Road and the westerly right-of-way line of aforesaid Muschke Road;

1. Thence, with said northerly right-of-way line, North 75 degrees 04 minutes 24 seconds West, a distance of 173.63 feet (called 173.58) to a 5/8-inch iron rod with cap stamped "EIC" found on the easterly line of Muschke-Sanders Cemetery;
2. Thence, with the easterly line of said cemetery, North 13 degrees 08 minutes 11 seconds East, a distance of 94.37 feet to a 5/8-inch iron rod found at the northeast corner of said cemetery;
3. Thence, with the northerly line of said cemetery, South 87 degrees 42 minutes 36 seconds West, at a distance of 269.94 feet pass a 5/8-inch iron rod with cap stamped "EIC" found at the northwest corner of said cemetery, continuing a total distance of 330.24 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the westerly line of said 14.020 acre tract and the easterly line of aforesaid 21.03 acre tract;
4. Thence, with the westerly line of said 14.020 acre tract and the easterly line of said 21.03 acre tract, North 02 degree 15 minutes 37 seconds West, at a distance of 792.81 feet pass a 5/8-inch iron rod found for reference and continuing a total distance of 817.81 feet to the northwest corner of said 14.020 acre tract, being at the approximate high bank of Spring Creek;

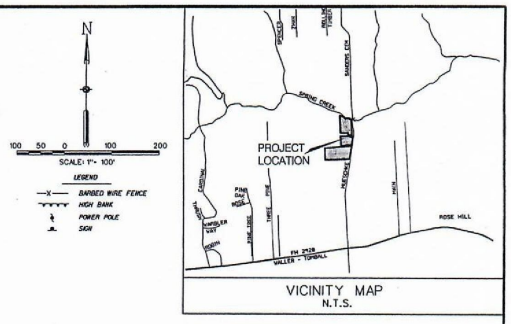
Thence, with the northerly line of said 14.020 acre tract and said approximate high bank of Spring Creek, the following ten (10) courses:

5. South 73 degrees 19 minutes 14 seconds East, a distance of 9.98 feet;
6. South 81 degrees 41 minutes 02 seconds East, a distance of 110.47 feet;
7. South 50 degrees 38 minutes 46 seconds East, a distance of 54.71 feet;
8. South 56 degrees 01 minutes 26 seconds East, a distance of 52.78 feet;
9. South 43 degrees 08 minutes 57 seconds East, a distance of 58.67 feet;
10. North 81 degrees 33 minutes 05 seconds East, a distance of 109.25 feet;
11. South 75 degrees 02 minutes 35 seconds East, a distance of 50.00 feet;
12. South 68 degrees 52 minutes 31 seconds East, a distance of 50.26 feet;
13. South 65 degrees 23 minutes 09 seconds East, a distance of 50.67 feet;
14. South 41 degrees 21 minutes 06 seconds East, a distance of 37.58 feet to the northeasterly corner of aforesaid 14.020 acre tract, and being on the westerly right-of-way line of aforesaid Muschke Road;
15. Thence, with the easterly line of said 14.020 acre tract and said westerly right-of-way line, South 02 degrees 27 minutes 38 seconds East, at a distance of 23.00 feet pass a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference and continuing a total distance of 751.19 feet to the Point of Beginning and containing 8.929 acres of land in Tract C.

GENERAL NOTES

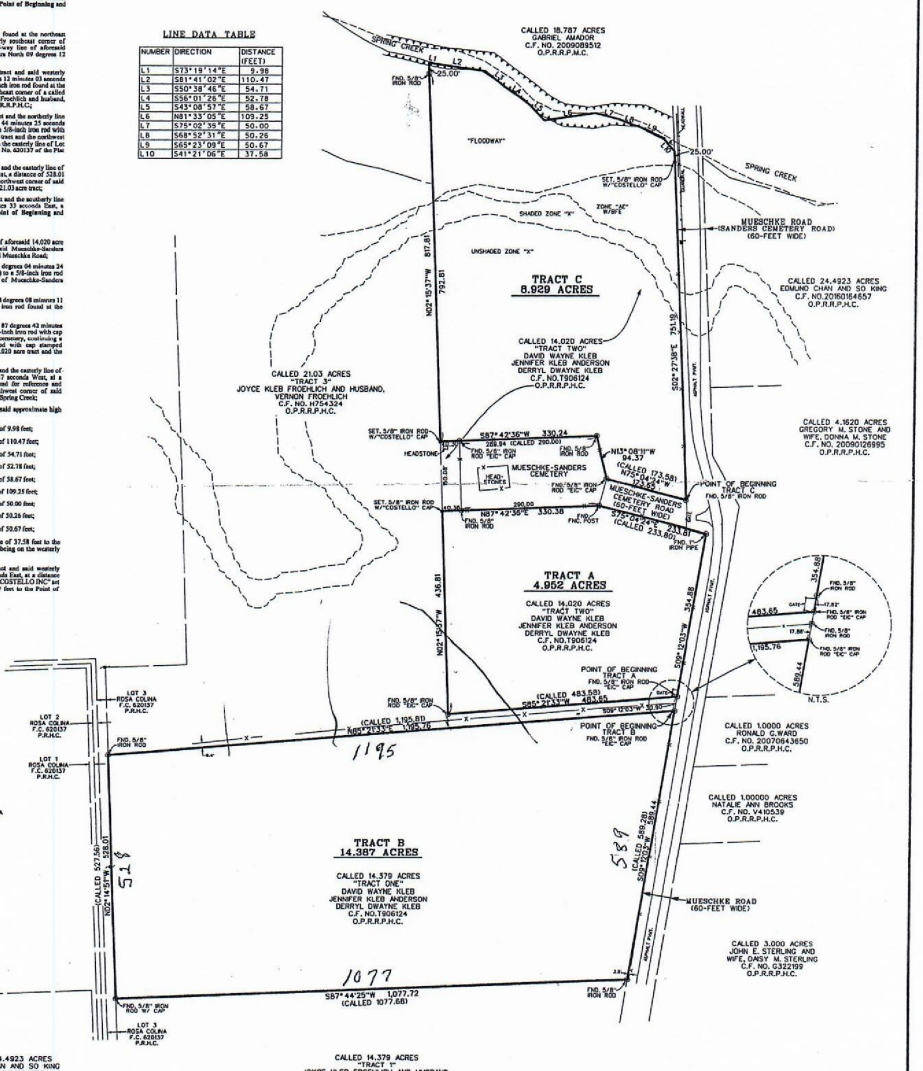
1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY ALAMO TITLE INSURANCE; G.F. NO. ATX-1400-1470000878 ISSUED JULY 2, 2018; EFFECTIVE JULY 2, 2018 AND IS SUBJECT TO ALL TRADE CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NUMBER 48201C0255 L, DATED JUNE 18-2007, THIS PROPERTY LIES IN UNSHADED ZONE "X" WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; ZONE AE WHICH IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; EVENT SHOWN ON THIS SURVEY AS "FLOODWAY" DETERMINED BY FEMA; ZONE AE WHICH IS DEFINED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

   THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PROPERTIES THAT ARE ACTUALLY FLOOD PROOF. THE LOCATION OF THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM-NORTH AMERICAN DATUM OF 1983 (NAD83); SOUTH CENTRAL ZONE.
4. ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
5. ABBREVIATIONS: O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; M.R.H.C. - MAP RECORDS OF HARRIS COUNTY; W.E. - WATER EASEMENT; S.E. - SANITARY SEWER EASEMENT; S.S.E.E. - SANITARY SEWER EASEMENT; E.F. - ELECTRIC EASEMENT; C.F. - CLERK'S FILE NUMBER; D.R.H.C. - DEED RECORDS OF HARRIS COUNTY.
6. THE 14.020 ACRE TRACT "A" HEREIN DESCRIBED MAY BE SUBJECT TO A RIGHT-OF-WAY DOCUMENT RECORDED IN VOLUME 475, PAGE 288 OF THE DEED RECORDS OF HARRIS COUNTY, GRANTING ACCESS THROUGH THE GATE TO THE ADJACENT CEMETERY.



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S73°19'14"E	9.98
L2	S81°41'02"E	110.47
L3	S50°38'46"E	54.71
L4	S56°01'26"E	52.78
L5	S43°08'57"E	58.67
L6	N81°33'05"E	109.25
L7	S75°02'35"E	50.00
L8	S68°52'31"E	50.26
L9	S65°23'09"E	50.67
L10	S41°21'06"E	37.58



TO:
MOONBEAM 4, LLC.
DAVID WAYNE KLEB, JENNIFER RENE KLEB ANDERSON, JANIS ELAINE KLEB KNIGHTON, AND DERRYL DWAYNE KLEB
ALAMO TITLE INSURANCE

I, JOSEPH B. MAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2018 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

08-24-2018
JOSEPH B. MAY
TEXAS REGISTRATION NO. 5484

STATE OF TEXAS
JOSEPH B. MAY
5484
REGISTERED
LAND SURVEYOR

TRACT A	4.952 ACRES
TRACT B	14.387 ACRES
TRACT C	8.929 ACRES
TOTAL	28.268 ACRES

REVISED 08-24-2018: REDUCED ACREAGE IN SURVEY, SPLIT TRACT "A" INTO TRACT "A" AND TRACT "C".

LAND TITLE SURVEY OF 28.268 ACRES

ALL OF A CALLED 14.379 ACRE TRACT OF LAND (TRACT ONE) AND PART OF A CALLED 14.020 ACRE TRACT OF LAND (TRACT TWO) RECORDED IN C.F. NO. T906124 OF THE O.P.R.R.P.H.C.

LOCATED IN THE
SOLOMON BROWN SURVEY, ABSTRACT NO. 7
HARRIS COUNTY, TEXAS

AUGUST 09, 2018 JOB NO. 2018-196-020

ENGINEER/SURVEYOR:
Costello
Engineering and Surveying
2121 Lake Howell Blvd., 2nd Floor
Houston, Texas 77080
(713) 783-7788 (713) 783-5296, Fax
Texas Board of Professional Engineers Reg. No. F-3199
Texas Board of Professional Land Surveyors Reg. No. 10046500

MSS 1331-18

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