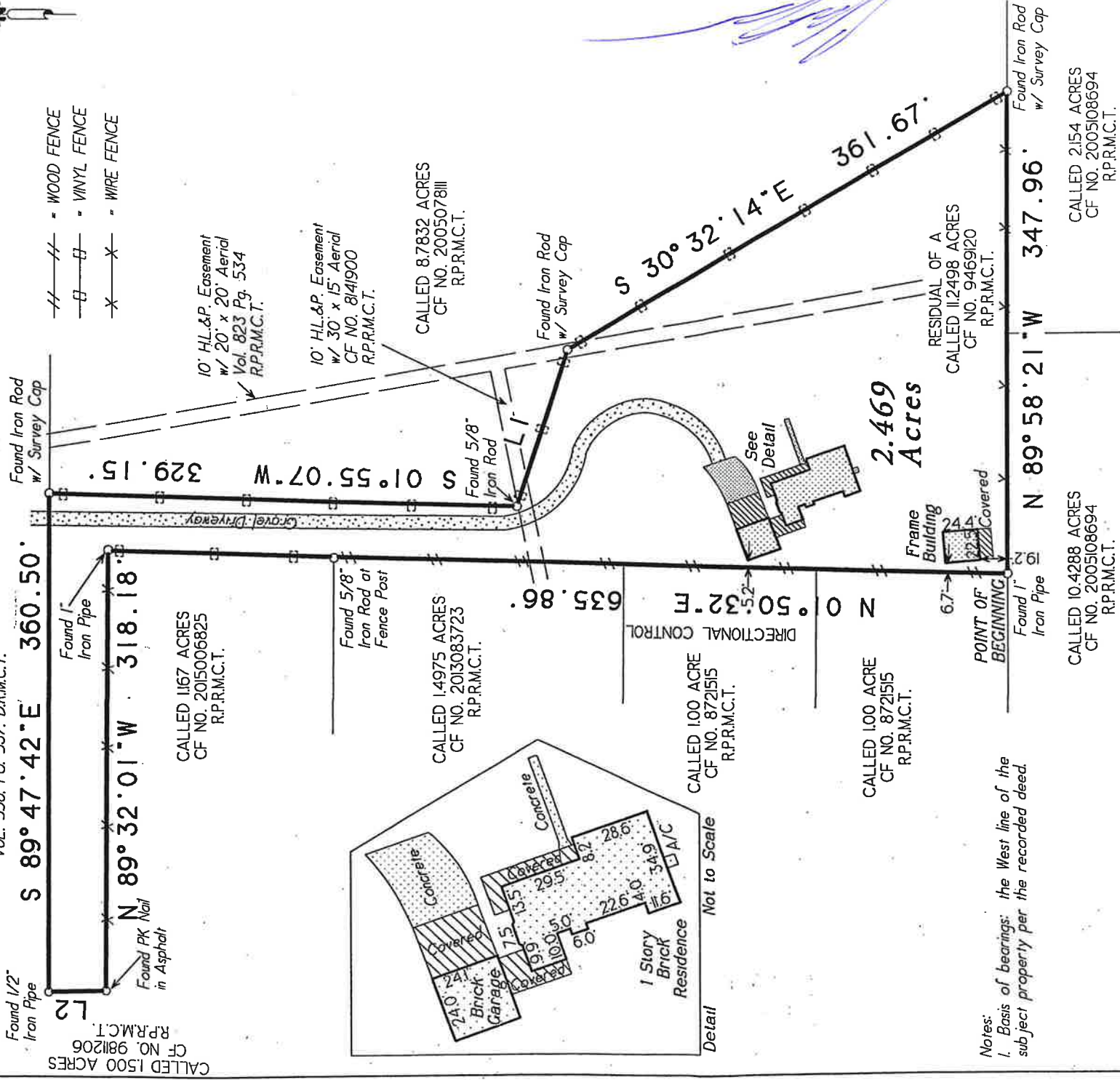


LINE	BEARING	DISTANCE
L 1	S 72° 23' 14" E	118.68'
L 2	N 00° 58' 40" E	39.47'

MATTHEWS LANE

40' WIDE PRIVATE ROAD EASEMENT
VOL. 558, PG. 537, D.R.M.C.T.



This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0515-G, dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

Called 1500 Acres
CF No. 9811206
R.P.R.M.C.T.

Called 1167 Acres
CF No. 2015006825
R.P.R.M.C.T.

Called 14975 Acres
CF No. 2013083723
R.P.R.M.C.T.

Called 100 Acre
CF No. 8721515
R.P.R.M.C.T.

Called 100 Acre
CF No. 8721515
R.P.R.M.C.T.

Residual of A
Called 112498 Acres
CF No. 9469120
R.P.R.M.C.T.

Called 10,4288 Acres
CF No. 2005108694
R.P.R.M.C.T.

Called 2154 Acres
CF No. 2005108694
R.P.R.M.C.T.

Called 8,7832 Acres
CF No. 2005078111
R.P.R.M.C.T.

10' HL.&P. Easement
w/ 20' x 20' Aerial
Vol. 823 Pg. 534
R.P.R.M.C.T.

10' HL.&P. Easement
w/ 30' x 15' Aerial
CF No. 8141900
R.P.R.M.C.T.

Notes:
1. Basis of bearings: the West line of the subject property per the recorded deed.

Date: June 2, 2015
GF No. 1533935526

Job No. 15-0206
Scale: 1" = 100'

Address: 8555 Matthews Lane
City, State: Magnolia, Texas
Zip: 77354

Drawn By: RM
Rev: 06/02/15

C & C Surveying, Inc.

7424 F.M. 1488, Suite A, Magnolia, Texas 77354
Office: 281-259-4377 Metro: 281-356-5172

Fax: 281-356-1935

Email: onesurveyatime@sbcglobal.net



Certified To: Stewart Title Company

Client: Carl Ellis

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 'A' CONDITION 'II' SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews
R.P.L.S. # 4141

R.P.L.S. Seal

C & C Surveying, Inc.

7424 F.M. 1488, Suite A
Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

2.469 Acres

James Brown Survey, Abstract Number 78
Montgomery County, Texas

Being a 2.469 acre tract of land situated in the James Brown Survey, Abstract Number 78, of Montgomery County, Texas, and being all of a called 1.167 acres as described in deed recorded in Clerk's File Number 2015006825 of the Real Property Records of Montgomery County, Texas, and being out of and part of a called 11.2498 acres as described in deed recorded in Clerk's File Number 9469120 of said Real Property Records; said 2.469 acres being more particularly described as follows with all bearings based on the West line of the herein described tract;

BEGINNING at a 1 inch iron pipe, found for the lower Southwest corner of the herein described tract, common with the Southwest corner of the 11.2498 acres, the Southeast corner of a called 1.00 acre as described in deed recorded in Clerk's File Number 8721515 of said Real Property Records, same being in the North line of a called 10.4288 acres as described in deed recorded in Clerk's File Number 2005108694 of said Real Property Records, and proceeding;

THENCE N 01°50'32"E, along the West line of the herein described tract, common with the West line of the 11.2498 acres, the East line of first 1.00 acre, the East line of a second called 1.00 acre as described in deed recorded in Clerk's File Number 8721515 of said Real Property Records and a called 1.4975 acres as described in deed recorded in Clerk's File Number 2013083723 of said Real Property Records, a distance of 635.86 feet, to a 1 inch iron pipe, found an interior corner of herein described tract;

THENCE N 89°32'01"W, along upper South line of the herein described tract, common with the North line of a called 1.167 acres as described in deed recorded in Clerk's File Number 2015006825, a distance of 318.18 feet, to a pk nail, found for the lower Northwest corner of the herein described tract, being the Northwest corner of the 1.167 acres, same being in the East line of a called 1.500 acres as described in deed recorded in Clerk's File Number 9811206 of said Real Property Records;

THENCE S 89°47'42"E, along the North line of the herein described tract, common with the said 11.2498 acres, a distance of 39 360.50 feet, to an iron rod, found for the upper Northeast corner of herein described tract;

THENCE along the East line of the herein described tract, common with the West line of the 8.7832 acres, severing the 11.2498 acres, the following bearings and distances:

- S 01°55'07"W, a distance of 329.15 feet, to a 5/8 inch iron rod, found;
- S 72°23'14"E, a distance of 118.68 feet, to an iron rod with survey cap, found and
- S 30°32'14"E, a distance of 361.67 feet, to an iron rod with survey cap, found for the Southeast corner of the herein described tract, common with the Southwest corner of the 8.7832 acres, same being in the South line of the 11.2498 acres and the North line of a called 2.154 acres as described in deed recorded in Clerk's File Number 2005108694 of said Real Property Records;