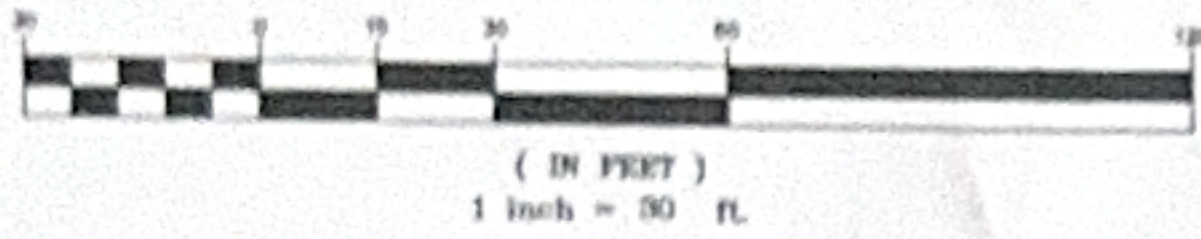


GRAPHIC SCALE



JAMES RANKIN, SR. SURVEY, A-39
SAN JACINTO COUNTY, TEXAS

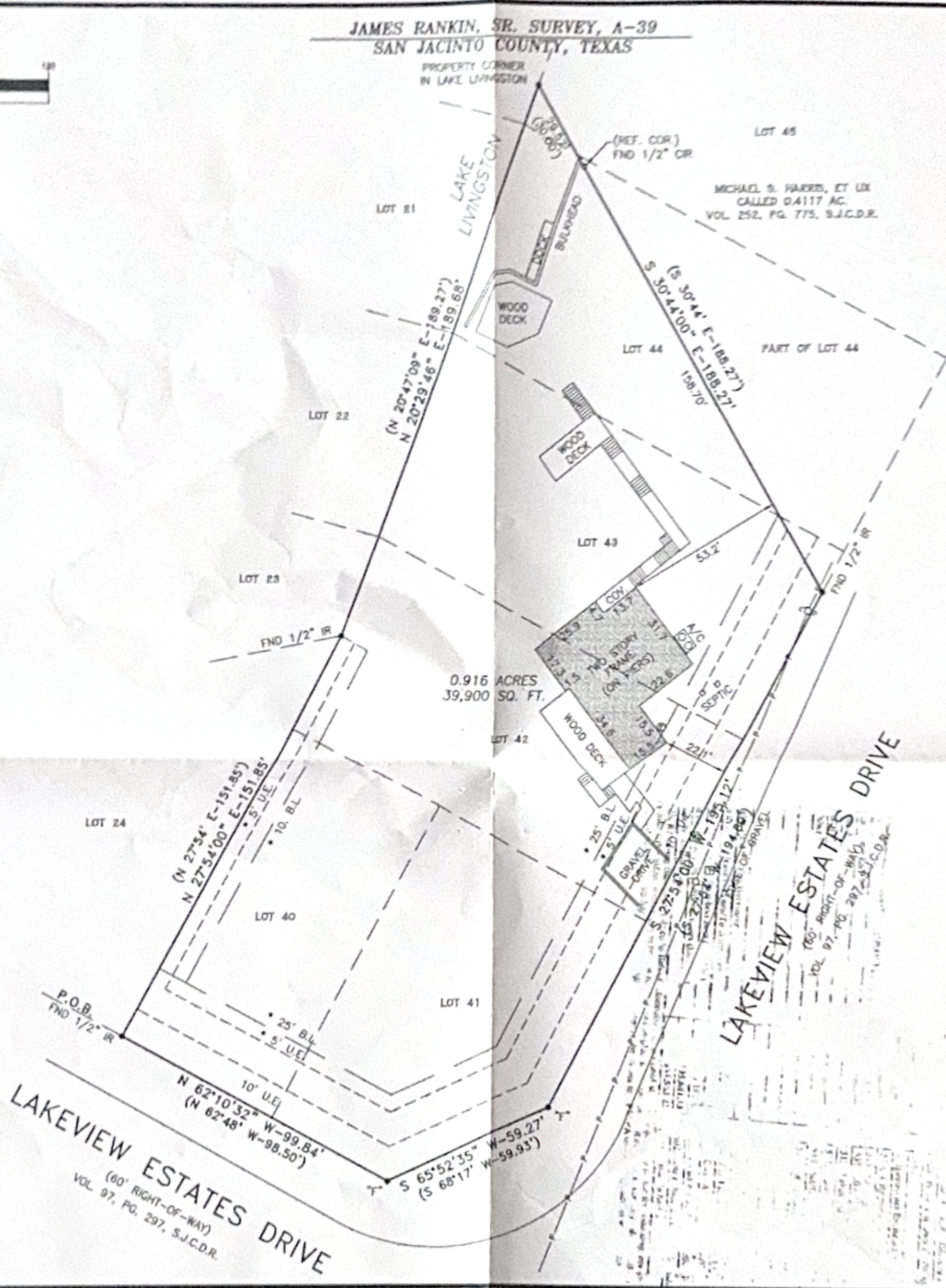
LEGEND:

- ⊠ - ELECTRIC BOX
- ⊠ - TELEPHONE BOX
- ⊠ - CABLE TELEVISION BOX
- ⊠ - GAS METER
- ⊠ - WATER METER
- ⊠ - LIGHT POLE
- ⊠ - SANITARY SEWER MANHOLE
- ⊠ - STORM SEWER MANHOLE
- ⊠ - TELEPHONE MANHOLE
- ⊠ - ELECTRIC MANHOLE
- ⊠ - SAMPLE WELL
- ⊠ - WATER WELL
- ⊠ - DRAINAGE INLET
- ⊠ - FIBEROPTICS MARKER
- ⊠ - UNDERGROUND TELEPHONE MARKER
- ⊠ - GAS MARKER
- ⊠ - PIPELINE MARKER
- ⊠ - FIRE HYDRANT
- ⊠ - WATER VALVE
- ⊠ - GAS VALVE
- ⊠ - MONITORING WELL
- ⊠ - UTILITY POLE
- ⊠ - TRAFFIC SIGNAL POLE
- ⊠ - TRAFFIC CONTROL BOX
- ⊠ - BENCHMARK
- F.C. - FILM CODE
- C.C.F. - COUNTY CLERK'S FILE
- S.J.C.D.R. - SAN JACINTO COUNTY DEED RECORDS
- S.J.C.M.R. - SAN JACINTO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- H.L.&P. - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P- OVERHEAD UTILITY LINES
- B- BARBED WIRE FENCE
- C- CHAIN LINK FENCE
- W- WOODEN FENCE
- D- WROUGHT IRON FENCE
- T - FND 1/2" IR

* - VOL. 47, PG. 653 & VOL. 97, PG. 297 S.J.C.D.R.
VOL. 102, PG. 140 & VOL. 134, PG. 435 S.J.C.D.R.

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY FILE NO. 1301471, EFFECTIVE DATE JUNE 11, 2013.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. PROPERTY LIES IN ZONE "A" AREAS DETERMINED TO BE INSIDE THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48407C0150C, EFFECTIVE DATE 11-04-10. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
5. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.



METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 0.916 ACRE (39,900 SQUARE FOOT) TRACT BEING ALL OF LOTS FORTY (40), FORTY-ONE (41) AND FORTY-TWO (42), AND A PORTION OF LOTS FORTY-THREE (43) AND FORTY-FOUR (44), SECTION ONE (1), OF LAKEVIEW ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 97, PAGE 297 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS AND BEING THE SAME CALL 0.916 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CHRISTOPHER J. EDHOLS RECORDED IN CLERK'S FILE 07-3521, PAGE 14270 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 0.916 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID LOT 40, SAME BEING THE SOUTHWEST CORNER OF LOT 24 AND BEING IN THE NORTH RIGHT-OF-WAY LINE LAKEVIEW ESTATES DRIVE (60 FEET WIDE);

THENCE, N 27°54'00" E-151.85 FEET (CALLED IN 24°54' E-151.85 FEET) WITH THE COMMON LINES BETWEEN LOTS 40, 42 AND 24, TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 20°29'46" E-189.88 FEET (CALLED IN 20°47'06" E-189.27 FEET), ALONG THE WESTERLY PROJECTED LINES OF SAID LOTS 42, 43 AND 44, TO A POINT WITHIN THE WATERS OF LAKE LIVINGSTON FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 30°44'00" E, (CALLED S 30°44' E) SEVERING A PORTION OF LOTS 43 AND 44, AT A DISTANCE OF 29.57 FEET (CALLED 30.00 FEET) PASSING A 1/2 INCH IRON ROD WITH CAP FOUND FOR A REFERENCE CORNER, IN ALL A DISTANCE OF 188.27 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THIS TRACT AND LYING IN THE WEST RIGHT-OF-WAY LINE OF LAKEVIEW ESTATES DRIVE (60 FEET WIDE) AND THE EAST LINE OF SAID LOT 43;

THENCE, S 27°54'00" W-195.12 FEET (CALLED S 27°54' W-194.80 FEET), WITH THE WEST RIGHT-OF-WAY LINE OF LAKEVIEW ESTATES DRIVE AND THE EAST LINE OF LOTS 41, 42 AND 43, TO A 1/2 INCH IRON ROD FOUND FOR THE UPPER SOUTHWEST CORNER OF THIS AND SAID LOT 41;

THENCE, S 85°52'35" W-59.27 FEET (CALLED S 68°17' W-59.93 FEET) WITH THE NORTHWEST RIGHT-OF-WAY OF LAKEVIEW ESTATES DRIVE TO A 1/2 INCH IRON ROD FOUND FOR THE LOWER SOUTHWEST CORNER OF THIS TRACT AND OF SAID LOT 41;

THENCE, N 62°10'32" W-99.84 FEET (CALLED N 62°48' W-98.50 FEET), WITH THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW ESTATES DRIVE TO THE POINT OF BEGINNING AND CONTAINING 0.916 ACRES (39,900 SQUARE FEET) OF LAND MORE OR LESS.

SCHEDULE "B" ITEMS

- 100 FLOWAGE EASEMENT DATED AUGUST 17, 1966 RECORDED IN VOLUME 101, PAGE 181, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (SUBJECT TO)
- 101 GULF STATES UTILITIES COMPANY EASEMENT RECORDED IN VOLUME 100, PAGE 206, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION)
- 102 SAM HOUSTON ELECTRIC COOPERATIVE EASEMENT RECORDED IN VOLUME 32, PAGE 381, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (DOES NOT APPLY)
- 103 SAN JACINTO WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 285, PAGE 548, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION)
- 104 SAN JACINTO WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 312, PAGE 475, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION)
- 105 SAM HOUSTON ELECTRIC COOPERATIVE EASEMENT RECORDED IN CLERK'S FILE NO. 00-8682, PAGE 17714, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION)
- 106 SAM HOUSTON ELECTRIC COOPERATIVE EASEMENT RECORDED IN CLERK'S FILE NO. 02-4341, PAGE 18389, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION)

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

Roger D. Pickering 07/15/13
ROGER D. PICKERING, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879

SHEET 1 OF 1	SCALE: 1"=30'	DATE: 07-08-13
	REVISION:	
	BOOK: N/A	
	DRAWN BY: R.D.P.	
	APPROVED BY: R.D.P.	
	PROJECT NO.: 70154-13	

OLD REPUBLIC TITLE COMPANY OF CONROE

PURCHASER: DUANE P. STRUTHERS AND SURREY LANE
LENDER: JPMORGAN CHASE BANK, N.A.
PROPERTY ADDRESS: 701 LAKEVIEW ESTATES DRIVE
COLDSRING, TEXAS 77331

LAND TITLE SURVEY

ALL THAT CERTAIN 0.916 ACRE (39,900 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JAMES RANKIN, SR. SURVEY, A-39, SAN JACINTO COUNTY, TEXAS.
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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Montgomery, Texas 77316
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