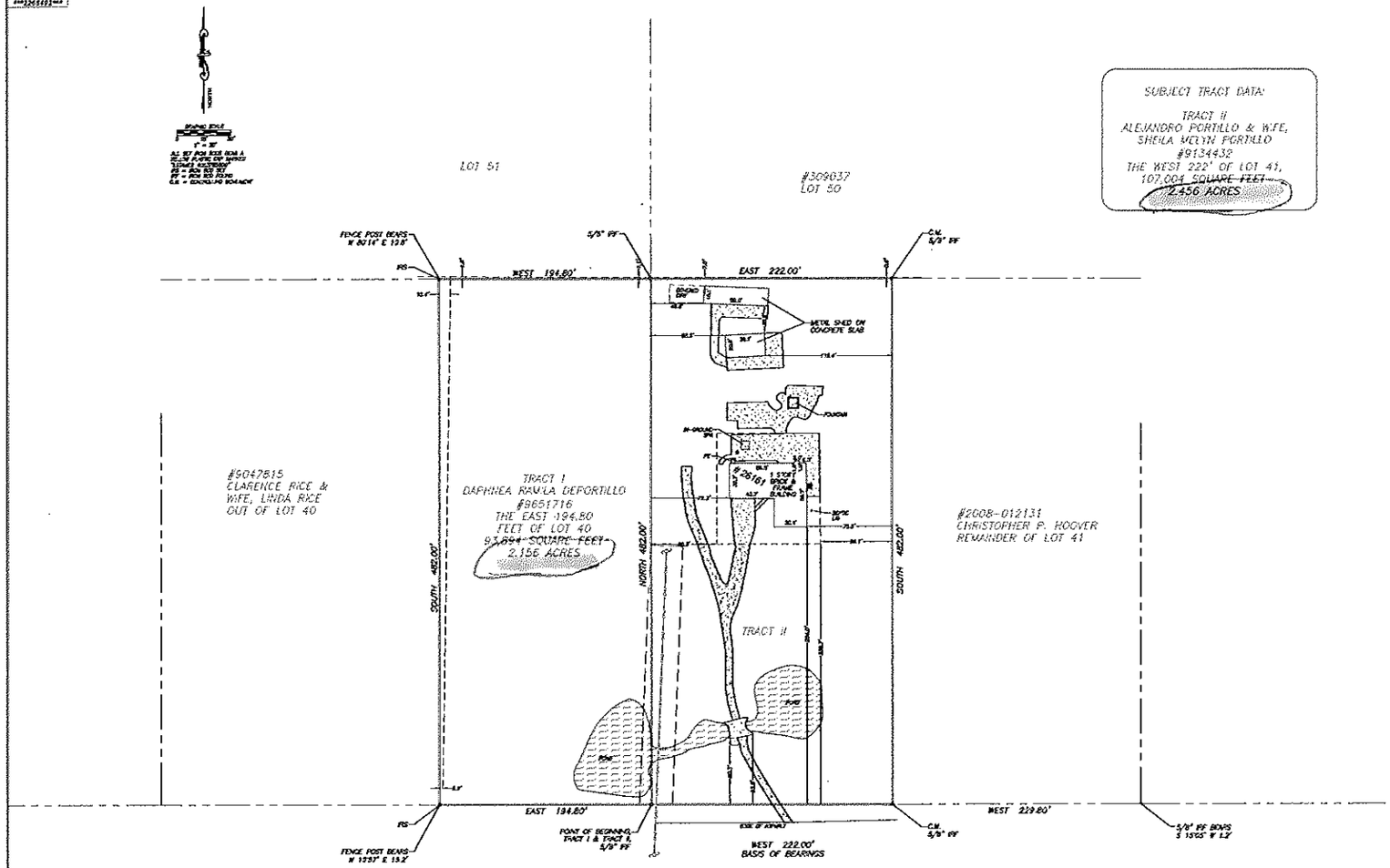
BOUNDARY SURVEY



SUBJECT TRACT DATA:

TRACT II
ALEJANDRO PORTILLO & WIFE,
SHEILA MELYN PORTILLO
#9134432
THE WEST 222' OF LOT 41,
107,004 SQUARE FEET
~~2.456 ACRES~~

LEGAL DESCRIPTION:

TRACT I:

ALL THAT CERTAIN 2.156 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAPHNEA RAMILA DEPORTILLO, RECORDED IN COUNTY CLERK'S FILE NO. 9651716, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS, BEING THE EAST 194.80 FEET OF LOT 40, PEACH CREEK ESTATES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 105, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 40 AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 41, SAID PEACH CREEK ESTATES AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST HOLLY, A 50 FEET WIDE RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF SAID LOTS 40 AND 41, NORTH, A DISTANCE OF 482.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 40 AND SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 41;

THENCE ALONG THE NORTH LINE OF SAID LOT 40, WEST, A DISTANCE OF 194.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "1ST AMER 4062532444" SET FOR THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE ALONG THE WEST LINE OF SAID HEREIN DESCRIBED TRACT, SOUTH A DISTANCE OF 482.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "1ST AMER 4062532444" SET FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF APOREAD EAST HOLLY;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, EAST, A DISTANCE OF 194.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.156 ACRES OR 93,894 SQUARE FEET OF LAND, MORE OR LESS.

TRACT II:

ALL THAT CERTAIN 2.456 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALEJANDRO PORTILLO AND WIFE, SHEILA MELYN PORTILLO, RECORDED IN COUNTY CLERK'S FILE NO. 9134432, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS, BEING THE WEST 222.00 FEET OF LOT 41, PEACH CREEK ESTATES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 105, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 41 AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 40, SAID PEACH CREEK ESTATES, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST HOLLY, A 50 FEET WIDE RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF SAID LOTS 40 AND 41, NORTH, A DISTANCE OF 482.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 41, SAME BEING THE NORTHEAST CORNER OF SAID LOT 40;

THENCE ALONG THE NORTH LINE OF SAID LOT 41, EAST, A DISTANCE OF 222.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE SOUTH, A DISTANCE OF 482.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT, BEING ON THE APOREAD NORTH RIGHT OF WAY LINE OF EAST HOLLY;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, WEST, A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.455 ACRES OR 107,004 SQUARE FEET OF LAND, MORE OR LESS.

2.456
2.156

THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE PUBLIC RECORD:

TRACT II:

(10r.) SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT AGREEMENT, VOLUME 124, PAGE 60, D.R.M.C.T. (UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT)

(10s.) GULF STATES UTILITIES COMPANY EASEMENT AGREEMENT, VOLUME 391, PAGE 156, D.R.M.C.T.

ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN VOLUME 5, PAGE 105, O.P.R.M.C.T.

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.

EAST HOLLY

50' WIDE PUBLIC RIGHT-OF-WAY
PER VOL. 5, PG. 105, M.C.M.R.

6-2-18

RESIDENTIAL LAND SERVICES

First American Title Company

dTech

SURVEYOR'S CERTIFICATE

5727