

# PROPERTY DESCRIPTION

Being a 0.534 acre tract of land situated in the Charles B. Stewart 3,321.30 acre Survey, Abstract No. 476, Montgomery County, Texas, being a portion of Lot 194 and all of Lot 193, of a Rapid of River Plantation, Section One, a subdivision in Montgomery County, recorded in Volume 6, Page 51, Map Records of Montgomery County, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod on the north line of Augusta Park and the south line of said Lot 194, being the east corner of the herein described tract;

THENCE South 55° 13' 23" West, along said north line, a distance of 81.00 feet to the common east corner of referenced Lot 193 and Lot 192, of said subdivision, from which a found 1/2-inch iron rod bears South 05° 02' 17" East a distance of 1.01 feet;

THENCE North 66° 16' 30" West, departing said north line along the common line of said Lots 192 and 193, a distance of 175.02 feet to a found 1-inch iron pipe on the southeast line of Lot 193, of said subdivision, being the common west corner of said Lots 192 and 193;

THENCE North 55° 13' 23" East (bearing base from referenced plot 6/51), a distance of 229.01 feet to a set 1/2-inch iron rod;

THENCE South 14° 16' 24" East, a distance of 160.15 feet to the POINT OF BEGINNING and containing 23,250 square feet or 0.534 of one acre of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or provisions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48339C0394 F, dated DECEMBER 19, 1996. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of American Title Company only and this survey is made pursuant to that one certain title commitment under the GF number 1519-11-1129, provided by the title company named hereon.

POINT OF BEGINNING

## NOTES:

CH = CONTROLLING MONUMENT

SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
(100)-EASEMENT, VOL. 154, PG. 108, D.R.H.C.T.  
(100)-EASEMENT, VOL. 378, PG. 589, D.R.H.C.T.

THE BEARINGS FOR THIS SURVEY ARE BASED ON PLAT RECORDED IN VOLUME 6, PAGE 51, M.R.H.C.T.

ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

THE SUPERVISOR HAS NOT VERIFIED WITH PLATTING REVIEW AUTHORITIES THE VALIDITY OF THIS DIVISION OF LAND. THE DIVISION WAS PREPARED BY AUTHORIZATION FROM THE CLIENT.



BOUNDARY SURVEY  
621 AUGUSTA PARK  
MONTGOMERY COUNTY, TEXAS

PRECISE LAND SURVEYING, INC.  
4625 EASTOVER DRIVE \* MESQUITE, TEXAS 75149  
(972) 681-7072 FAX (972) 279-1508



|             |               |
|-------------|---------------|
| DATE        | 08/28/11      |
| BY          | JON           |
| ENTRY CHECK | NO            |
| FILED DATE  | 08/28/11      |
| DEPARTMENT  | 111-11111     |
| RECORD      | 2530-03       |
| SCALE       | 1" = 20'      |
| AS MEASURED | 911-1130      |
| SHEET       | 1 OF 1 SHEETS |