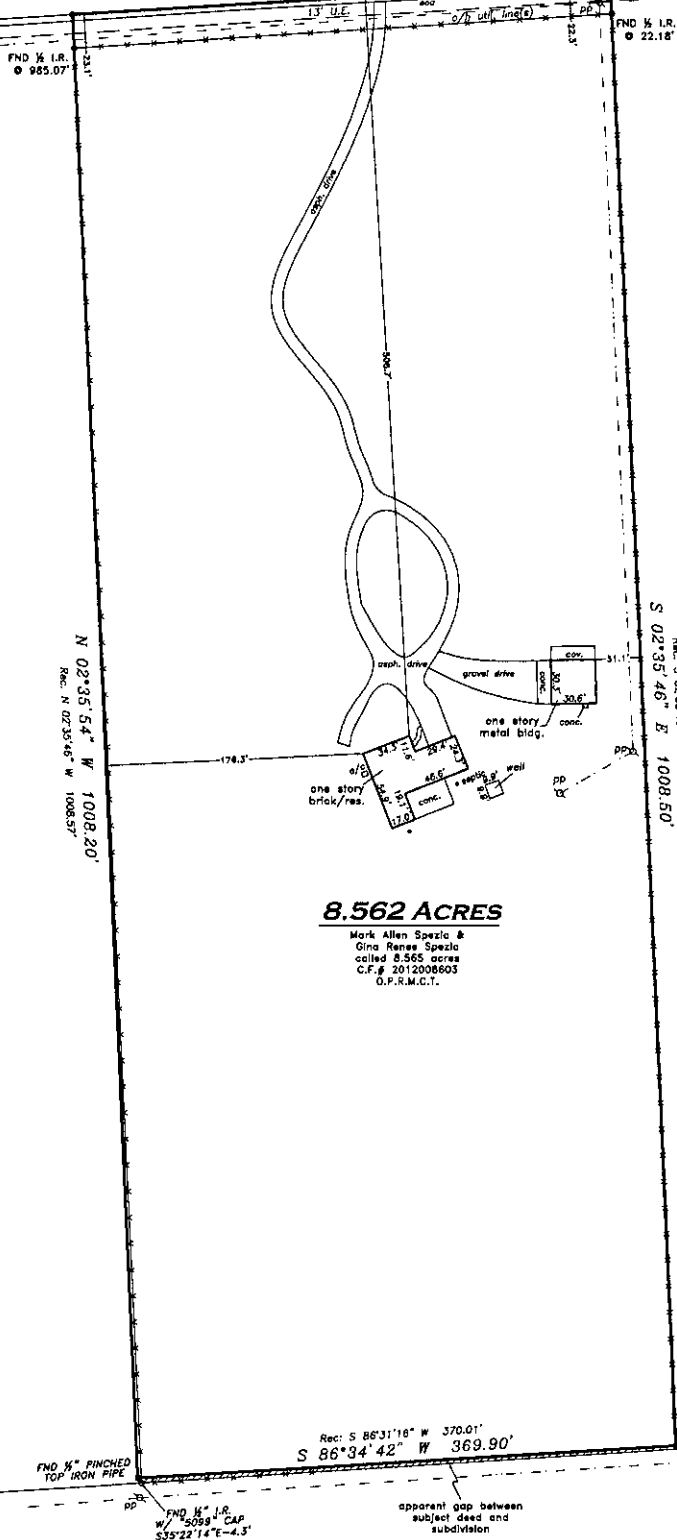


LARAMIE TRAIL (40' ROAD ESMT.)

Rec: N 86°31'56" E 370.01'
N 86°31'56" E 369.94'

POB



BOUNDARY & IMPROVEMENT SURVEY

FOR: DAVID R. SIMON and MICHELLE SIMON
15537 LARAMIE TRAIL
MONTGOMERY, TEXAS 77316

BEING a 8.562 acre tract of land situated in the Mary Corner Survey, Abstract No. 9, Montgomery County, Texas, being all of that called 8.562 acre tract described in instrument to Mark Allen Spezia and Gina Renee Spezia, recorded under Clerk's File No. 2012008603 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 8.562 acre tract being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:

First American Title Insurance Company
G.F. No. 2245782-HQ43
Effective date: 05/24/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

- 1) Those as per Vol. 538, Pg. 79, M.C.D.R.
- 2) Utl. esmt. per Vol. 543, Pg. 561, M.C.D.R. (unable to plot).

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

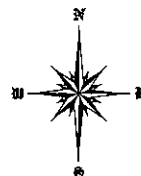
MARY CORNER SURVEY ABSTRACT No. 9

E.M. Guess Living Trust Number One (1)
c/o/a/ "Guess Trust"
called 22.893 acres
C.F.# 99012255
R.P.R.M.C.T.

8.562 ACRES

Mark Allen Spezia &
Gina Renee Spezia
called 8.562 acres
C.F.# 2012008603
O.P.R.M.C.T.

Ronald Gaskins &
Janice Marie Gaskins
called 5.00 acres
C.F.# 99038472
R.P.R.M.C.T.



LEGEND

wm = water meter
mb = manhole
cbl = cable tv box
tel = telephone box
elec = electric box
pp = power pole
eoa = edge of asphalt
rec = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
A.E. = aerial easement
M.C.D.R. = Montgomery County
Deed Records
M.C.M.R. = Montgomery County
Map Records

MONTGOMERY TRACE SECTION 10 BLOCK 1 CAB. M, SHEET 194, M.C.M.R.

Note: Bearings shown hereon are based on GPS observation and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0375 G, effective 08/16/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 06/20/17 DM



Michael S. Partridge
Registered Professional Land Surveyor No. 6125

TEXAS

PROFESSIONAL
SURVEYING LLC
3032 N. FRAZIER STREET - CONROE, TX 77385
PH (281) 756-7441 - FAX (281) 756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO
F127-111
Key
Map
1557
DRAWING DATE: 06/20/17
REVISED:
DRAWN BY: COF



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
8.562 ACRES
IN THE MARY CORNER SURVEY, ABSTRACT NO. 9
MONTGOMERY COUNTY, TEXAS

BEING a 8.562 acre tract of land situated in the Mary Corner Survey, Abstract No. 9, Montgomery County, Texas, being all of that called 8.565 acre tract described in instrument to Mark Allen Spezia and Gina Renee Spezia, recorded under Clerk's File No. 2012008603 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 8.562 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the center line of a 40-foot roadway easement known as Laramie Trail, for the common northerly corner of said 8.565 acre tract and a called 22.693 acre tract described in instrument to E.M. Guess Living Trust Number One (1), also known as "Guess Trust", recorded under Clerk's File No. 99012255 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the northeasterly corner of the herein described 8.565 acre tract;

THENCE South 02°35'46" East, with the common line of said 8.565 acre tract and said 22.693 acre tract, at a distance of 22.18 feet, pass a ½ inch iron rod found for reference, in all, a total distance of 1,008.50 feet to a 4 inch concrete monument found for the common southerly corner of said 8.565 acre tract and said 22.693 acre tract, being the southeasterly corner of the herein described 8.562 acre tract;

THENCE South 86°34'42" West, 369.90 feet, with the southerly line of said 8.565 acre tract, to a ½ inch pinched top iron pipe found for the common southerly corner of said 8.565 acre tract and a called 5.00 acre tract described in instrument to Ronald Gaskins and Janice Marie Gaskins, recorded under Clerk's File No. 99038472, R.P.R.M.C.T., being the southwesterly corner of the herein described 8.562 acre tract;

THENCE North 02°35'54" West, with the common line of said 8.565 acre tract and said 5.00 acre tract, at a distance of 985.07 feet, pass a ½ inch iron rod found for reference, in all, a total distance of 1,008.20 feet to a calculated point in the center of said Laramie Trail, for the common northerly corner of said 8.565 acre tract and said 5.00 acre tract, being the northwesterly corner of the herein described 8.562 acre tract;

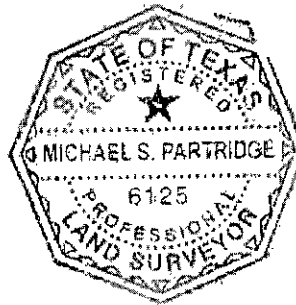
THENCE North 86°31'56" East, 369.94 feet, with the northerly line of said 8.562 acre tract and along the centerline of said Laramie Trail, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 8.562 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 20, 2017 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F127-111.

Bearings recited hereon are based Texas State Plane Coordinate System, Central Zone (4203), North American Datum 1983 (NAD 83).

June 21, 2017
Date




Michael S. Partridge
R.P.L.S. No. 6125