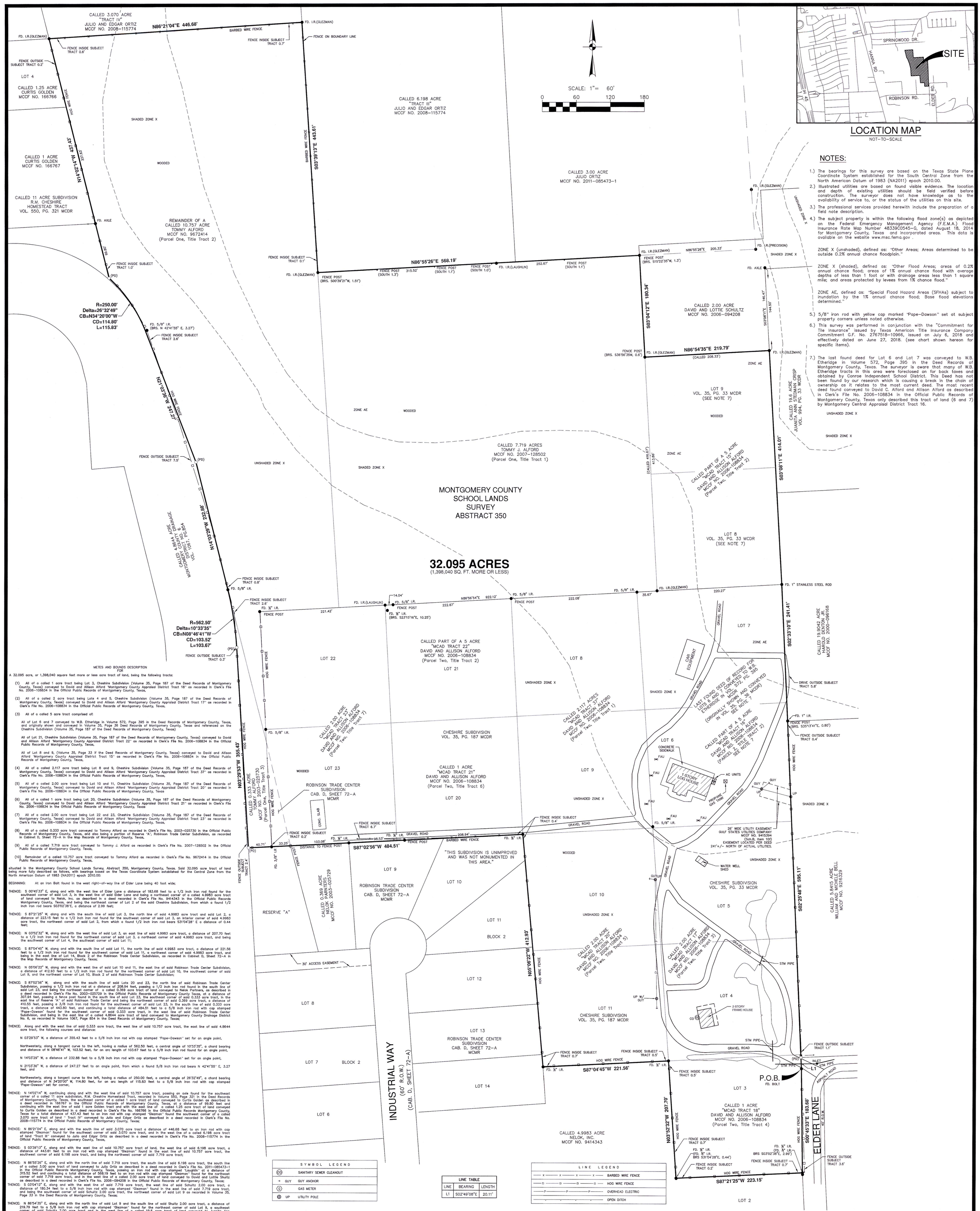

NOTES:

1.) The bearings for this survey are based on the Texas State Plane Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00.

2.) Illustrated utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the availability of service to, or the status of the utilities on this site.

3.) The professional services provided herewith include the preparation of a field note description.

4.) The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 48339C0545-G, dated August 18, 2014 for Montgomery County, Texas and incorporated areas. This data is available on the website www.msc.fema.gov .

ZONE X (unshaded), defined as: "Other Areas; Areas determined to be outside 0.2% annual chance floodplain."

ZONE X (shaded), defined as: "Other Flood Areas; areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood."

ZONE AE, defined as: "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base flood elevations determined."

5.) 5/8" iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.

6.) This survey was performed in conjunction with the "Commitment for Tile Insurance" issued by Texas American Title Insurance Company Commitment G.F. No. 2767518-10966, issued on July 6, 2018 and effectively dated on June 27, 2018. (see chart shown hereon for specific items).

7.) The last found deed for Lot 6 and Lot 7 was conveyed to W.B. Etheridge in Volume 572, Page 395 in the Deed Records of Montgomery County, Texas. The surveyor is aware that many of W.B. Etheridge tracts in this area were foreclosed on for back taxes and obtained by Conroe Independent School District. This Deed has not been found by our research which is causing a break in the chain of ownership as it relates to the most current deed. The most recent deed found conveyed to David C. Alford and Allison Alford as described in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas only described this tract of land (6 and 7) by Montgomery Central Appraisal District Tract 16.

METES AND BOUNDS DESCRIPTION
FOR

A 32.095 acre, or 1,398,040 square feet more or less acre tract of land, being the following tracts:

(1) All of a called 1 acre tract being Lot 3, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 18" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas,

(2) All of a called 2 acre tract being Lots 4 and 5, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 17" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas,

(3) All of a called 5 acre tract comprised of:

All of Lot 6 and 7 conveyed to W.B. Etheridge in Volume 572, Page 395 in the Deed Records of Montgomery County, Texas, and originally shown and conveyed in Volume 35, Page 36 Deed Records of Montgomery County, Texas and referenced on the Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas)

All of Lot 21, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 22" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas,

All of Lot 8 and 9, (Volume 35, Page 33 if the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 15" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas,

(4) All of a called 2.117 acre tract being Lot 8 and 9, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 37" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas,

(5) All of a called 2.00 acre tract being Lot 10 and 11, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 20" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas

(6) All of a called 1 acre tract being Lot 20, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 21" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas

(7) All of a called 2.00 acre tract being Lot 22 and 23, Cheshire Subdivision (Volume 35, Page 187 of the Deed Records of Montgomery County, Texas) conveyed to David and Allison Alford 'Montgomery County Appraisal District Tract 23" as recorded in Clerk's File No. 2006-108834 in the Official Public Records of Montgomery County, Texas,

(8) All of a called 0.333 acre tract conveyed to Tommy Alford as recorded in Clerk's File No. 2003-025730 in the Official Public Records of Montgomery County, Texas, and also being a portion of Reserve "A", Robinson Trade Center Subdivision, as recorded in Cabinet D, Sheet 72-A in the Map Records of Montgomery County, Texas,

(9) All of a called 7.719 acre tract conveyed to Tommy J. Alford as recorded in Clerk's File No. 2007-128502 in the Official Public Records of Montgomery County, Texas,

(10) Remainder of a called 10.757 acre tract conveyed to Tommy Alford as recorded in Clerk's File No. 9672414 in the Official Public Records of Montgomery County, Texas,

situated in the Montgomery County School Lands Survey, Abstract 350, Montgomery County, Texas. Said 32.095 acre tract of land being more fully described as follows, with bearings based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At an iron Bolt found in the west right-of-way line of Elder Lane being 40 foot wide;

THENCE: S 00°45'33" E, along and with the west line of Elder Lane a distance of 183.68 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3, in the west line of said Elder Lane and being a northeast corner of a called 4.9983 acre tract of land conveyed to Nelok, Inc. as described in a deed recorded in Clerk's File No. 9414343 in the Official Public Records Montgomery County, Texas, and being the northeast corner of Lot 2 of the said Cheshire Subdivision, from which a found 1/2 inch iron rod bears S03°02'38"E, a distance of 2.99 feet;

THENCE: S 87°21'25" W, along and with the south line of said Lot 3, the north line of said 4.9983 acre tract and said Lot 2, a distance of 223.15 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 3, an interior corner of said 4.9983 acre tract, the northwest corner of said Lot 2, from which a found 1/2 inch iron rod bears S31°04'28" E a distance of 0.44 feet;

THENCE: N 03°52'32" W, along and with the west line of said Lot 3, an east line of said 4.9983 acre tract, a distance of 207.70 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 3, a northeast corner of said 4.9983 acre tract, and being the southwest corner of Lot 4, the southeast corner of said Lot 11;

THENCE: S 87°04'45" W, along and with the south line of said Lot 11, the north line of said 4.9983 acre tract, a distance of 221.56 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 11, a northwest corner of said 4.9983 acre tract, and being in the east line of Lot 14, Block 2 of the Robinson Trade Center Subdivision, as recorded in Cabinet D, Sheet 72-A in the Map Records of Montgomery County, Texas;

THENCE: N 05°06'22" W, along and with the west line of said Lot 10 and 11, the east line of said Robinson Trade Center Subdivision, a distance of 412.93 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 10, the southwest corner of said Lot 9, and the northeast corner of Lot 10, Block 2 of said Robinson Trade Center Subdivision;

THENCE: S 87°02'56" W, along and with the south line of said Lots 20 and 23, the north line of said Robinson Trade Center Subdivision, passing a 1/2 inch iron rod at a distance of 208.94 feet, passing a 1/2 inch iron rod found in the south line of said Lot 23, and being the northeast corner of a called 0.369 acre tract of land conveyed to Nelok Partners, as described in a deed recorded in Clerk's File No. 2003-025729 in the Official Public Records of Montgomery County Texas, at a distance of 307.94 feet, passing a fence post found in the south line of said Lot 23, the southeast corner of said 0.333 acre tract, in the east line of Reserve "A" of said Robinson Trade Center and being the northwest corner of said 0.369 acre tract, a distance of 410.55 feet, passing a 3/8 inch iron rod found for the southwest corner of said Lot 23, in the south line of said 0.333 acre tract, a distance of 443.80 feet, and continuing a total distance of 484.51 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" found for the southwest corner of said 0.333 acre tract, in the west line of said Robinson Trade Center Subdivision, and being in the east line of a called 4.8644 acre tract of land conveyed to Montgomery County Drainage District No. 6, as recorded in Volume 1067, Page 854 in the Deed Records of Montgomery County, Texas;

THENCE: Along and with the west line of said 0.333 acre tract, the west line of said 10.757 acre tract, the east line of said 4.8644 acre tract, the following courses and distance:

N 03°29'53" W, a distance of 355.43 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for an angle point,

Northwesterly, along a tangent curve to the left, having a radius of 562.50 feet, a central angle of 10°33'35", a chord bearing and distance of N 08°46'41" W, 103.52 feet, for an arc length of 103.67 feet to a 5/8 inch iron rod found for an angle point,

N 14°03'29" W, a distance of 232.88 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for an angle point,

N 21°03'36" W, a distance of 247.27 feet to an angle point, from which a found 5/8 inch iron rod bears N 42°41'55" E, 3.27 feet, and

Northwesterly, along a tangent curve to the left, having a radius of 250.00 feet, a central angle of 26°32'49", a chord bearing and distance of N 34°20'00" W, 114.80 feet, for an arc length of 115.83 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

THENCE: N 14°02'14" W, continuing along and with the west line of said 10.757 acre tract, passing an axle found for the southeast corner of a called 11 acre subdivision, R.M. Cheshire Homestead Tract, recorded in Volume 550, Page 321 in the Deed Records of Montgomery County, Texas, the southeast corner of a called 1 acre tract of land conveyed to Curtis Golden as described in a deed recorded in 166767 in the Official Public Records of Montgomery County, Texas, at a distance of 99.80 feet and continuing with the east line of said 1 acre Golden tract and with the east line of a called 1.25 acre tract of land conveyed to Curtis Golden as described in a deed recorded in Clerk's File No. 166766 in the Official Public Records Montgomery County, Texas for a total distance of 437.43 feet to an iron rod with cap stamped "Glezman" found the southwest corner of a called 3.070 acre tract of land " Tract IV" conveyed to Julio and Edgar Ortiz as described in a deed recorded in Clerk's File No. 2008-115774 in the Official Public Records of Montgomery County, Texas;

THENCE: N 86°21'04" E, along and with the south line of said 3.070 acre tract a distance of 446.68 feet to an iron rod with cap stamped "Glezman" found for the southeast corner of said 3.070 acre tract, and in the west line of a called 6.198 acre tract of land "Tract III" conveyed to Julio and Edgar Ortiz as described in a deed recorded in Clerk's File No. 2008-115774 in the Official Public Records of Montgomery County, Texas,

THENCE: S 03°39'13" E, along and with the east line of said 10.757 acre tract of land, the west line of said 6.198 acre tract, a distance of 443.61 feet to an iron rod with cap stamped "Glezman" found in the east line of said 10.757 acre tract, the southwest corner of said 6.198 acre tract, and being the northwest corner of said 7.719 acre tract;

THENCE: N 86°55'26" E, along and with the north line of said 7.719 acre tract, the south line of said 6.198 acre tract, the south line of a called 3.00 acre tract of land conveyed to Julio Ortiz as described in a deed recorded in Clerk's File No. 2011-085473-1 in the Official Public Records Montgomery County, Texas, passing an iron rod with cap stamped "Laughlin" at a distance of 315.52 feet and continuing a total distance of 568.19 feet to an iron rod with cap stamped "Glezman" found for the northeast corner of said 7.719 acre tract, and in the west line of a called 2.00 acre tract of land conveyed to David and Lottie Shultz as described in a deed recorded in Clerk's File No. 2006-094208 in the Official Public Records of Montgomery County, Texas;

THENCE: S 03°04'12" E, along and with the east line of said 7.719 acre tract, the west line of said Schultz 2.00 acre tract, a distance of 180.34 feet to a 5/8 inch iron rod with cap stamped "Glezman" found in the east line of said 7.719 acre tract, and being the southwest corner of said Schultz 2.00 acre tract, the northwest corner of said Lot 9 as recorded in Volume 35, Page 33 in the Deed Records of Montgomery County, Texas;

THENCE: N 86°54'35" E, along and with the north line of said Lot 9 and the south line of said Shultz 2.00 acre tract, a distance of 219.79 feet to a 5/8 inch iron rod with cap stamped "Glezman" found for the northeast corner of said Lot 9, a southeast corner of said Schultz 2.00 acre tract and in the west line of a called 19.6 acre tract of land conveyed to Juanita Ann Stedman Crisp, as described in a deed recorded in Volume 994, Page 33 in the Deed Records of Montgomery County, Texas;

THENCE: S 03°08'11" E, along and with the east line of said Lot 8 and Lot 9 as recorded in Volume 35, Page 33 in the Deed Records of Montgomery County, Texas, the west line of said 19.6 acre tract, the west line of a called 19.9042 acre tract of land conveyed to Harold Denton Jr. as described in a deed recorded in Clerk's File No. 2000-096168 in the Official Public Records of Montgomery County, Texas, a distance of 414.01 feet to a 1 inch stainless steel rod found for the southeast corner of said Lot 8 and in the west line of said 19.9042 acre tract;

THENCE: S 02°33'10" E, along and with the east line of said Lot 7, the west line of said 19.9042 acre tract a distance of 241.41 feet to a 1 inch iron rod found in the east line of said Lot 6, the southwest corner of said 19.9042 acre tract, from which a fence post found for the northwest corner of a 5.8415 acre tract of land conveyed to William and Michele Bell as described in a deed recorded in Clerk's File No. 9216329 in the Official Public Records Montgomery County, Texas, bears S35°13'41" E, a distance of 0.80 feet;

THENCE: S 02°25'48" E, along and with the east line of said Lot 6, Lot 5, Lot 4 and Lot 3, the west line of said 5.8415 acre tract, a distance of 595.11 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 5.8415 acre tract and in the west right-of-way line of said Elder Lane;

THENCE: S 02°49'08" E, along and with the west line right-of-way line of said Elder Lane, a distance of 20.11 feet to the POINT OF BEGINNING, and containing 32.095 acres in Montgomery County, Texas.

SYMBOL	LEGEND
CO	SANITARY SEWER CLEANOUT
GUY	GUY ANCHOR
G	GAS METER
UP	UTILITY POLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°49'08"E	20.11'

LINE LEGEND
BARBED WIRE FENCE
HOG WIRE FENCE
OVERHEAD ELECTRIC
OPEN DITCH

DEED/PLAT REFERENCE

MCCF NO.	MONTGOMERY COUNTY CLERK'S FILE NUMBER
MCDR	MONTGOMERY COUNTY DEED RECORDS
MCMR	MONTGOMERY COUNTY MAP RECORDS

BOUNDARY LINE
EXISTING EASEMENT LINE
ADJOINER LINE
SET 5/8" I.R.(PD)
FOUND

LEGEND

CONC.	CONCRETE
FD.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
(PD)	PAPE-DAWSON CAP
P.O.B.	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME
FAU	FAUCET

TEXAS AMERICAN TITLE COMPANY

COMMITMENT GF No. 2767518-10966 — EFFECTIVE: JUNE 27, 2018 ISSUED: JULY 6, 2018

SCHEDULE "B" ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBERANCE
10. e	CAB. D, SHEET 72-A MCMR	SEWERAGE TREATMENT FACILITY	APPLIES, 0.333 ACRE TRACT
10. f	MCCF NO. 9415394	GULF STATES UTILITY CO. EASEMENT	APPLIES, LOT 7
10. g	MCCF NO. 2000-016635	ENERGY GULF STATES, INC. EASEMENT	APPLIES, LOT 10 & 11 NON PLOTTABLE
10. p	MCCF NO. 2007-067851	SEWERAGE FACILITY LICENCE AND INSPECTION	APPLIES, LOT 5 & 6 NON PLOTTABLE

I hereby certify to: Texas American Title Insurance Company.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on August 24, 2018.

Brian Nawara
Registration No: 6060
This 13th day of September 2018 A.D.

STATE OF TEXAS REGISTERED BRIAN NAWARA 6060 PROFESSIONAL LAND SURVEYOR

JOB NO. 49063-18
DATE SEPT. 2018
CHECKED BWN DRAWN FF
CIVIL JOB NO. ___
REFERENCE: ___
SHEET 1 OF 1

LAND TITLE SURVEY

OF A 32.095 ACRE TRACT
LOCATED IN THE MONTGOMERY COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 350
IN MONTGOMERY COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS
10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

NO.	REVISION	DATE