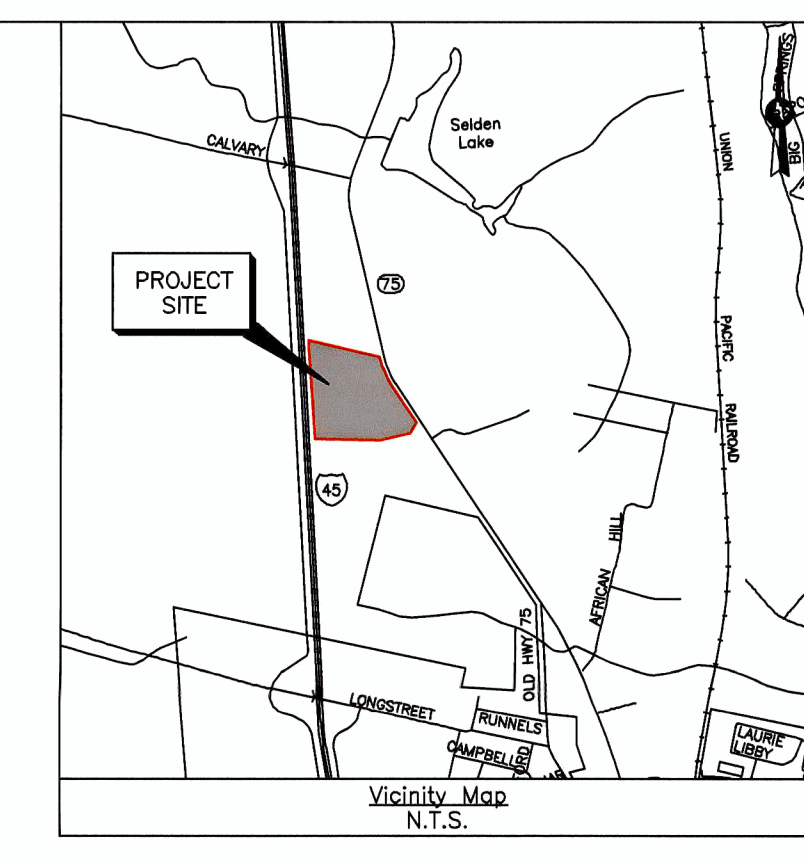
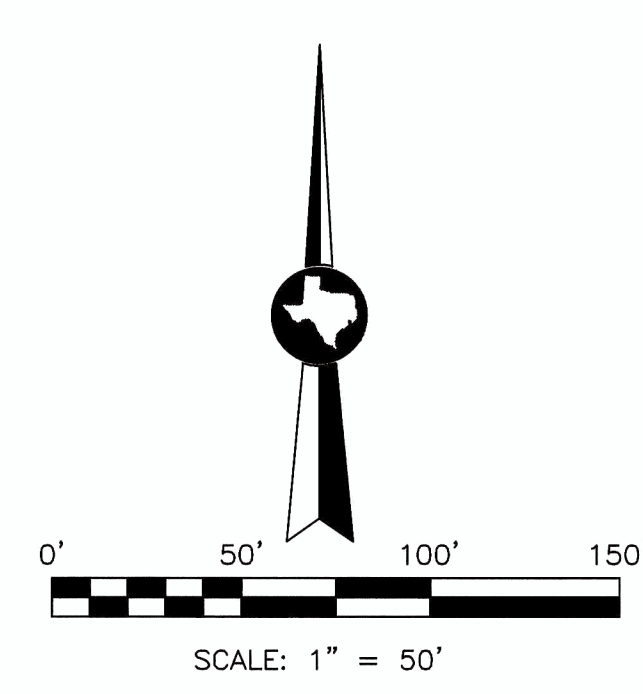


**LEGEND**

C.C.F. NO.	County Clerk's File Number
CL	Chain Link
CM	Control Monument
DM	Down Guy
EM	Electric Meter
EUG	Electric Underground
FND	Found
IP	Iron Pipe
IR	Iron Rod
LS	Light Standard
LS	Official Public Records of Real Property Montgomery County Texas
OP	Overhang
PP	Power Pole
R.O.W.	Right-Of-Way
TRANS	Transformer
	Set 5/8" Iron Rod with cap stamped "E.H.R.&A. 713-784-4500"



**31.780 ACRES**  
(1,384,371 SQ. FT.)

**J.B. TONG A-39**  
**J. ELKINS A-198**

**INTERSTATE 45**  
(VARIABLE WIDTH)

**STATE HIGHWAY 75**  
(VARIABLE WIDTH)

**NOTES:**

- The basis of Bearings shown herein is referenced to the Texas State Plane Coordinate System of 1983, Central Zone as determined by GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Montgomery County, Texas, Map No. 48339C0250 G, dated August 18, 2014, the subject tract appears to be within Unshaded Zone "X", defined as areas outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
- Easements and other recorded information shown hereon are as per Commitment for Title Insurance prepared by First American Title Company, G.F. No. 151-170202635, with an effective date of May 17, 2017, and an issue date of May 24, 2017. No further research for easements or encumbrances was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
- This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
- Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
- This survey does not address any leases for oil and gas or mineral interest.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 03°39'51" W	51.411'
L2	N 03°58'58" W	5.32'
L3	S 18°50'52" E	100.00'
L4	N 15°10'23" W	98.64'

**TITLE COMMITMENT NOTE:**

- Only those easements and that information listed in First American Title Insurance Company title commitment G.F. No. 151-170202635, effective date May 17, 2017, and an issued date of May 24, 2017, and related below were considered for this survey. No other research was performed by Edminster, Hinshaw, Russ & Associates, Inc.
- Easement conveyed to Gulf States Utilities Company, together with all rights granted therein, as described in document recorded in Volume 117, Page 566 of the Deed Records of Montgomery County, Texas. - **SUBJECT TO (as shown)**
  - Easement conveyed to Gulf States Utilities Company, together with all rights granted therein, as described in document recorded in Volume 117, Page 612 of the Deed Records of Montgomery County, Texas. - **SUBJECT TO (as shown)**
  - Easement conveyed to American Telephone and Telegraph Company, together with all rights granted therein, as described in document recorded in Volume 302, Page 21 of the Deed Records of Montgomery County, Texas. Assignment thereof to Southwestern Bell Telephone Company recorded in Document No. 8400644 of the Real Property Records of Montgomery County, Texas. - **SUBJECT TO (not shown)**
  - Terms and conditions of that certain Instrument entitled, "Dead - Controlled Access Highway Facility", recorded in Volume 470, Page 106 of the Deed Records of Montgomery County, Texas, including, but not limited to any lack of access to the highway facility abutting the herein described. - **SUBJECT TO (as shown)**
  - Easement conveyed to Gulf States Utilities Company, together with all rights granted therein, as described in document recorded in Document No. 99055320 of the Official Public Records of Montgomery County, Texas. - **SUBJECT TO (as shown)**
  - Terms and conditions of that certain Lease Agreement, dated December 1, 1996, executed by and between Ruth Gardner, as Lessor, and Houston Cellular, a Texas limited partnership, as Lessee, disclosed by Memorandum of Lease recorded in Document No. 9907928 of the Official Public Records of Montgomery County, Texas. As affected by instruments recorded in Document Nos. 99079133, 2001-006453, and 2014030500 of the Official Public Records of Montgomery County, Texas. - **No legal description for lease site attached (called 0.16676 acres), actual lower site is not located on subject tract (31.780 acres).**
  - Terms and conditions of that certain Standard Lease Agreement, dated April 26, 1995, executed by and between Ruth Elizabeth Robin Gardner, as Lessor, and Nextel of Texas, a Texas corporation, d/b/a Nextel Communications, as Lessee, disclosed by Memorandum of Agreement recorded in Document No. 99107115 of the Official Public Records of Montgomery County, Texas. As affected by instrument recorded in Document No. 2000-058512 of the Official Public Records of Montgomery County, Texas. - **DOES NOT EFFECT (not shown)**
  - Right-of-way conveyed to Entergy Gulf States, Inc., together with all rights granted therein, as described in document recorded in Document No. 2004-043660 of the Official Public Records of Montgomery County, Texas. - **SUBJECT TO (as shown)**
  - Right-of-way conveyed to Entergy Gulf States, Inc., together with all rights granted therein, as described in document recorded in Document No. 2006-084849 of the Official Public Records of Montgomery County, Texas. - **SUBJECT TO (as shown)**
  - Terms and conditions pertaining to an on-site wastewater treatment system, as evidenced by that certain "Affidavit to the Public", dated April 21, 2007, executed by William Waller, recorded in Document No. 2007-045910 of the Official Public Records of Montgomery County, Texas. - **SUBJECT TO (not shown)**
  - Terms and conditions of that certain Site Lease, dated August 10, 2009, executed by and between SpectraSite Communications, LLC, a Delaware limited liability company, as Lessor, and Cricket Communications, Inc., a Delaware corporation, as Lessee, disclosed by Memorandum of Lease recorded in Document No. 2008-105275 of the Official Public Records of Montgomery County, Texas. - **No legal description for lease site attached (called 0.16676 acres), actual lower site is not located on subject tract (31.780 acres).**

I hereby certify to DRH, Inc., D.R. Horton - Texas, Ltd., DHI Title of Central Texas, Title Resources Quarynty Company, and JP1999 Enterprises, L.C., as follows:

- This survey was made on the ground and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon; (ii) the location of all rights-of-way, easements and any other matters of record as referenced in First American Title Insurance Company title commitment G.F. No. 151-170202635, with an issued date of May 24, 2017, and an effective date of May 17, 2017; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other visible and apparent items on the subject property including, but not limited to, oil creeks, waterways, roads, pathways, fences, power poles, overhanging wires and railroad tracks;
- Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on easements or adjacent property; (ii) protrusions onto adjacent property, easements, streets or alleys by any improvements on the subject property; or (iii) party walls;
- Direct ingress to and egress from the subject property is provided by State Highway 75, a variable width paved, dedicated public right-of-way, as shown on this survey;
- Except as shown on this survey, according to the Federal Emergency Management Agency Flood Insurance Rate Map, County of Montgomery, Texas, Community Panel No. 48339C0250 G, dated August 18, 2014, which includes the subject property, all of the subject property shown hereon lies within Unshaded "Zone X" (defined as areas outside the 0.2% annual chance flood plain);
- The metes and bounds description of even date accompanying this survey is correct and the record description of the subject property forms a mathematically closed figure; and
- We, Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. acting and through A. Munroe Kelsay, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*A. Munroe Kelsay*  
A. Munroe Kelsay  
Registered Professional Land Surveyor  
Texas Registration No. 5580

**EHRA** 10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
TFLS No. 6726  
TFLS No. 10092300

**LAND TITLE SURVEY OF A 31.780 ACRE TRACT IN THE JAMES ELKINS SURVEY, A-198 AND THE J.B. TONG SURVEY, A-39 MONTGOMERY COUNTY, TEXAS**

DATE: MAY 31, 2017 SCALE: 1" = 50' JOB NO.: 171-031-00  
DWG. NAME: 17103100-LT 31 AC.dwg

TRACT No. 1  
CALLED 76 ACRES  
MAUDE TADLOCK RABUN  
VOL. 297, PG. 170  
D.R.M.C.T.X.

TRACT No. 2  
CALLED 20 ACRES  
MAUDE TADLOCK RABUN  
VOL. 297, PG. 170  
D.R.M.C.T.X.