

TITLE COMPANY:

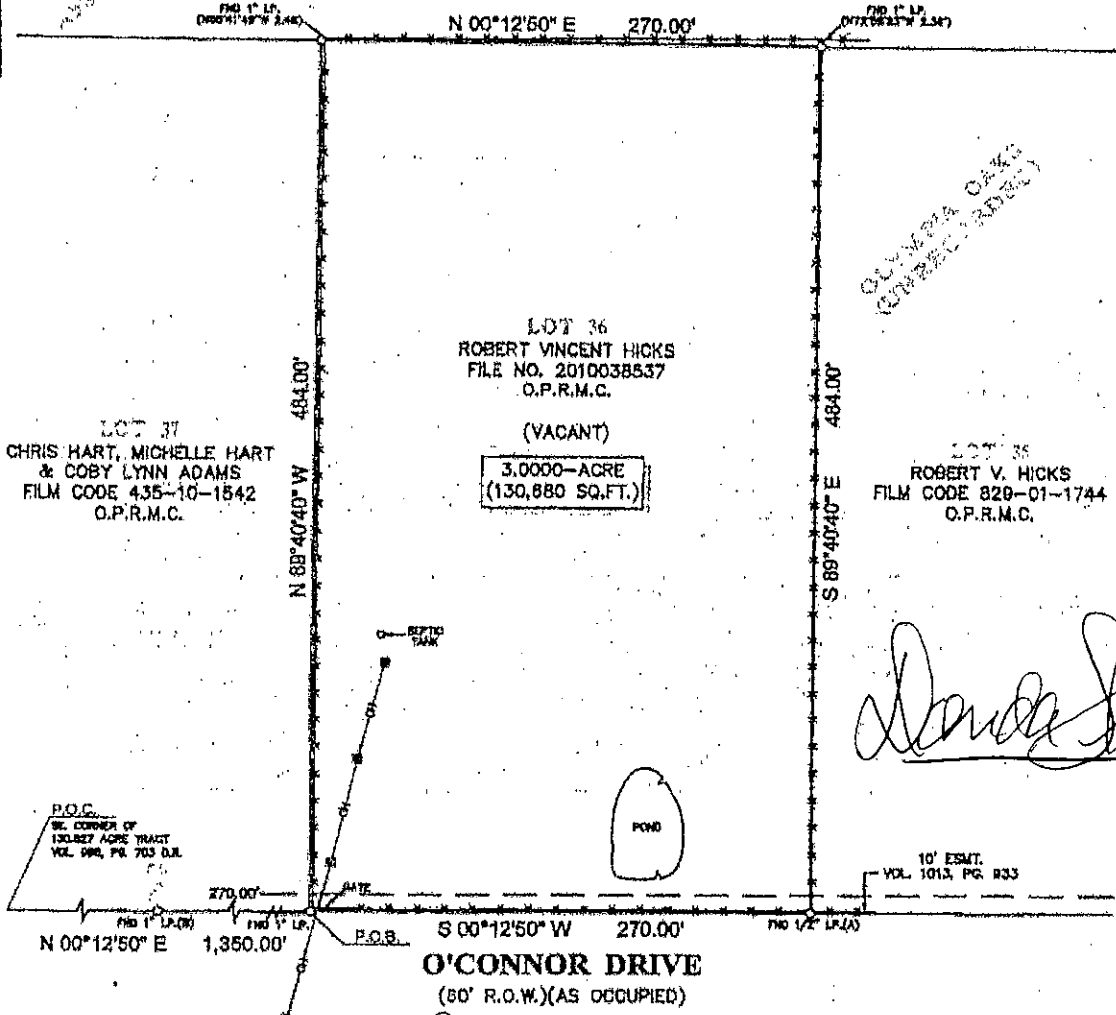
Stewart  
title

YVONNE DUNCAN 281-359-1280  
O.P. # 1333832136 ISSUE DATE: JANUARY 14, 2013

SCALE 1"=80'

SPLENDORA ESTATES  
VOL. 5, PG. 138  
M.R.M.C.

WILLIAM WILLS  
SURVEY  
ABSTRACT 594



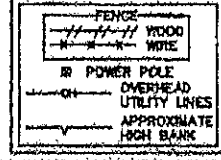
OLYMPIA OAKS  
(UNRECORDED)

*[Handwritten Signature]*

NOTES:

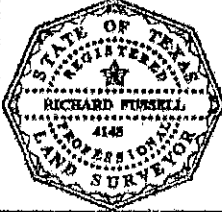
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED INTO ROBERT VINCENT HICKS, RECORDED IN COUNTY CLERK'S FILE 2010038537 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY PLAT IS REFERENCED TO A NOTES AND BOLUSERS DESCRIPTION PREPARED BY SURVEY 1, INC. DATED JANUARY 22, 2013.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- ANCHOR AND BUY WIRE EASMENTS TO EXTEND NO FURTHER THAN 20' BEYOND 10' EASEMENT ALONG STREET AS RECORDED IN VOL. 1013, PG. 833 D.L.

LEGEND



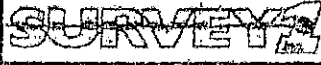
PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 3.0000 ACRE (130,880 SQUARE FEET) SITUATED IN THE WILLIAM WILLS SURVEY, ABSTRACT 594, MONTGOMERY COUNTY, TEXAS.

CLIENT: ANH Tuan D. DOVENTRY & ANNE S. DOVENTRY  
ADDRESS: 15839 O'CONNOR DRIVE  
FLOOD ZONE: X  
FLOOD MAP: 483386 0584 F  
FLOOD MAP DATE: DECEMBER 18, 1998  
FLOOD MAP COUNTY: MONTGOMERY



REGISTERED PROFESSIONAL LAND SURVEYOR  
RICHARD FURSELL  
4145  
I, THE PROFESSIONAL ENGINEER, THIS PLAT REPRESENTS THE (NOTE PLAT) OF THE COVERED PLAT. THE DATE OF A REGULAR SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 21, 2013 AND THAT THE PLAT SUBSTANTIALLY COMPLETES WITH THE CLIENT'S STANDARDS AS REQUIRED BY THE TITLE BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES TO BE NOTED.

DATE: 1/22/13



www.survey1inc.com  
survey1inc@yahoo.com  
P.O. Box 2543 • Ft. Worth, TX 77218  
(214) 363-1382 • Fax (214) 363-1383

FIELD CREW: JCS  
AC: 1-18548-13  
DRAFTER: SF  
DATE: JAN. 22, 2013

✓  
**DESCRIPTION OF A TRACT OF LAND CONTAINING  
3.0000 ACRES (130,680 SQUARE FEET) SITUATED  
IN THE WILLIAM WILLS SURVEY, ABSTRACT 594  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 3.0000 acres (130,680 square feet), situated in the William Wills Survey, Abstract 594, Montgomery County, Texas, conveyed unto Robert Vincent Hicks, by deed recorded under County Clerk's File No. 2010038537 of the Official Public Records of Montgomery County, Texas, being more commonly known as Lot 36, of Olympia Oaks, an unrecorded subdivision in Montgomery County, Texas, and being a portion of that certain 130.527 acre tract of land conveyed unto Evans Investments, Inc. and Jim L. Signor, by deed recorded under Volume 998, Page 703 of the Deed Records of Montgomery County, Texas. Said 3.0000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the west right-of-way line of O'Connor Drive (60.00 feet wide) (as occupied) for the southeast corner of said 130.527 acre tract;

THENCE North 00° 12' 50" East, with said west right-of-way line, a distance of 1,350.00 feet to a found 1-inch iron pipe for the common easterly corner of Lots 36 and 37, of said Olympia Oaks, for the POINT OF BEGINNING and southeast corner of the said tract herein described;

THENCE North 89° 40' 40" West, with the common boundary line of said Lots 36 and 37, a distance of 484.00 feet to a point, from which a found 1-inch iron pipe bears North 55° 41' 49" West, a distance of 2.48 feet, for the common westerly corner of said Lots 36 and 37, being in the east line of Splendor Estates, a subdivision plat recorded in Volume 5, Page 138 of the Map Records of Montgomery County, Texas, and for the southwest corner of the said tract herein described;

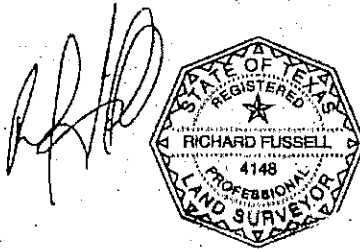
THENCE North 00° 12' 50" East, with the common boundary line of said Lot 36 and said Splendor Estates, a distance of 270.00 feet to a point, from which a found 1-inch iron pipe bears North 72° 58' 23" West, a distance of 2.36 feet, for the common westerly corner of Lots 36 and 35, of said Olympia Oaks, being in the east line of said Splendor Estates, and for the northwest corner of the said tract herein described;

THENCE South 89° 40' 40" East, with the common boundary line of said Lots 35 and 36, a distance of 484.00 feet to a found 1/2-inch iron pipe in the west right-of-way line of said O'Connor Drive, for the common easterly corner of said Lots 35 and 36, and for the northeast corner of the said tract herein described;

THENCE South 00° 12' 50" West, with said west right-of-way line and the east line of said Lot 36, a distance of 270.00 feet to the POINT OF BEGINNING and containing 3.0000 acres (130,680 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated January 22, 2013, job number 1-18548-13.*

Survey 1, Inc.  
P.O. Box 2543  
Alvin, TX 77512  
281-393-1382



January 22, 2013