

STATE OF TEXAS

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COUNTY OF MONTGOMERY

INGRESS EGRESS EASEMENT

A TRACT OR PARCEL OF LAND CONTAINING 0.6185 ACRES OF LAND, (26,943 SQUARE FEET), SITUATED IN THE JACOB SHANNON SURVEY, ABSTRACT NUMBER 35, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO PHILLIP MOCK AND WIFE, PAULINE MOCK BY INSTRUMENT RECORDED IN VOLUME 335, PAGE 50, OF THE DEED RECORDS OF MONTGOMERY COUNTY, SAID 0.6185 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 30.00 FOOT WIDE INGRESS AND EGREES EASEMENT AS DESIGNATED BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2001092483 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.6185 ACRE INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT CF NO. 2001092483 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

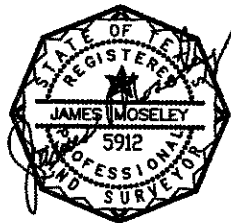
BEGINNING at a ½" iron rod found on the west right-of-way line of FM 1486, (70.00 Foot Right-of-Way), for the southeast corner of the Dobbin Townsite Tract 34, as recorded by instrument in Volume 1, Page 25, of the Deed Records of Montgomery County, Texas, same being the northeast corner of said Mock Tract, same being the northeast corner and POINT OF BEGINNING of the herein described easement;

Thence, S 17°00'00" E, with the west right-of-way line of FM 1486, a distance of 30.03 feet to a calculated point for the southeast corner of the herein described easement;

Thence, S 73°00'00" W, across said Mock Tract, being 30 foot southerly of and parallel with the north line of said Mock Tract, a distance of 901.93 feet to a calculated point on the common line of that certain called 2.14 acre tract of land as conveyed to Patricia Pauline Mock McCann by instrument recorded in Document CF No. 2001092482 of the Official Public Records of Montgomery County, Texas, same being the common line of that certain called 2.16 acre tract of land as conveyed to Lucinda Mock Conley by instrument recorded in Document CF No. 2001092483 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of the herein described easement;

Thence, N 05°02'00" W, with the common line of said 2.14 Acre and said 2.16 Acre Tracts, a distance of 30.67 feet to a capped, (Precision), iron rod set on the common line of said Mock Tract, same being the common line of that certain called 1.1033 acre tract of land as conveyed to Darrell Gandine and Dawn Cook by instrument recorded in Document CF No. 2015081880 of the Official Public Records of Montgomery County, Texas, for the northeast corner of said 2.16 Acre Tract, same being the northwest corner of said 2.14 Acre Tract, same being the northwest corner of the herein described easement;

Thence, N 73°00'00" W, with the common line of said Mock Tract, a distance of 894.27 feet to the POINT OF BEGINNING and containing 0.6185 acres of land, (26,943 square feet), more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 17-02741
March 23, 2017

See Drawing Attached

956-00-2133

EXHIBIT "B"

J.E. PRICE
REGISTERED PROFESSIONAL LAND SURVEYOR
12010 Hwy 105
CONROE, TX. 77306-5302
PHONE (409) 539-6656 METRO & FAX (409) 441-6656
August 2, 1998

Field Notes for Ingress, Egress Easement

Being a strip of Land for the benefit of tracts 4, 5, and 6, 30.0 feet wide, 15.0 feet on either side of the following described Centerline:

BEGINNING: at a point in the West Line of F. M. 1486, being S 19° 28' E, 15.0 feet from the Phillip Mock Northeast Corner;

THENCE: along said Centerline, S 73° 00' W, 15.0 feet South of the Mock North Line, a distance of 898.1 feet and terminate 15.0 feet South of Tract No. 6 Northeast Corner.

FILED FOR RECORD
2001 OCT 17 PM 12:48
Mark J. Inball
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the Official Public Records of Real Property at
Montgomery County, Texas

OCT 17 2001



Mark J. Inball

County Clerk
Montgomery County, Texas

956-00-2132

EXHIBIT "A"

J.E. PRICE
REGISTERED PROFESSIONAL LAND SURVEYOR
12010 Hwy 105
CONROE, TX. 77306-5302
PHONE (409) 539-6656 METRO & FAX (409) 441-6656
August 2, 1998

2.16 Acre Mock Tract
Tract 6

Being 2.16 Acres of Land in the Jacob Shannon Survey A-35, Montgomery County, Texas and being a part of a certain tract conveyed to Phillip Mock as recorded in Volume 350, Volume 50, Deed Records, found to be 11.45 Acres of Land: more fully described as follows:

BEGINNING: at the Northwest Corner of the Phillip Mock Tract, being S 0° 57' 31" E. 6.6 feet from a post at fence Corner:

THENCE: S 0° 57' 31" E. 264.0 feet along Mock's West Line to a point in Centerline of a branch from which a post brs. N 0° 57' 31" W. 12.0 feet:

THENCE: along said branch, N 83° 37' 36" E. 92.4 feet (2) N 88° 54' E. 151.6 feet and N 61° 25' E. 97.6 feet to an iron rod in branch:

THENCE: N 05° 02' W. 299.0 feet to an iron rod in Mock's North Line:

THENCE: S 73° 00' W. 321.35 feet to the PLACE OF BEGINNING, containing 2.16 Acres of Land.

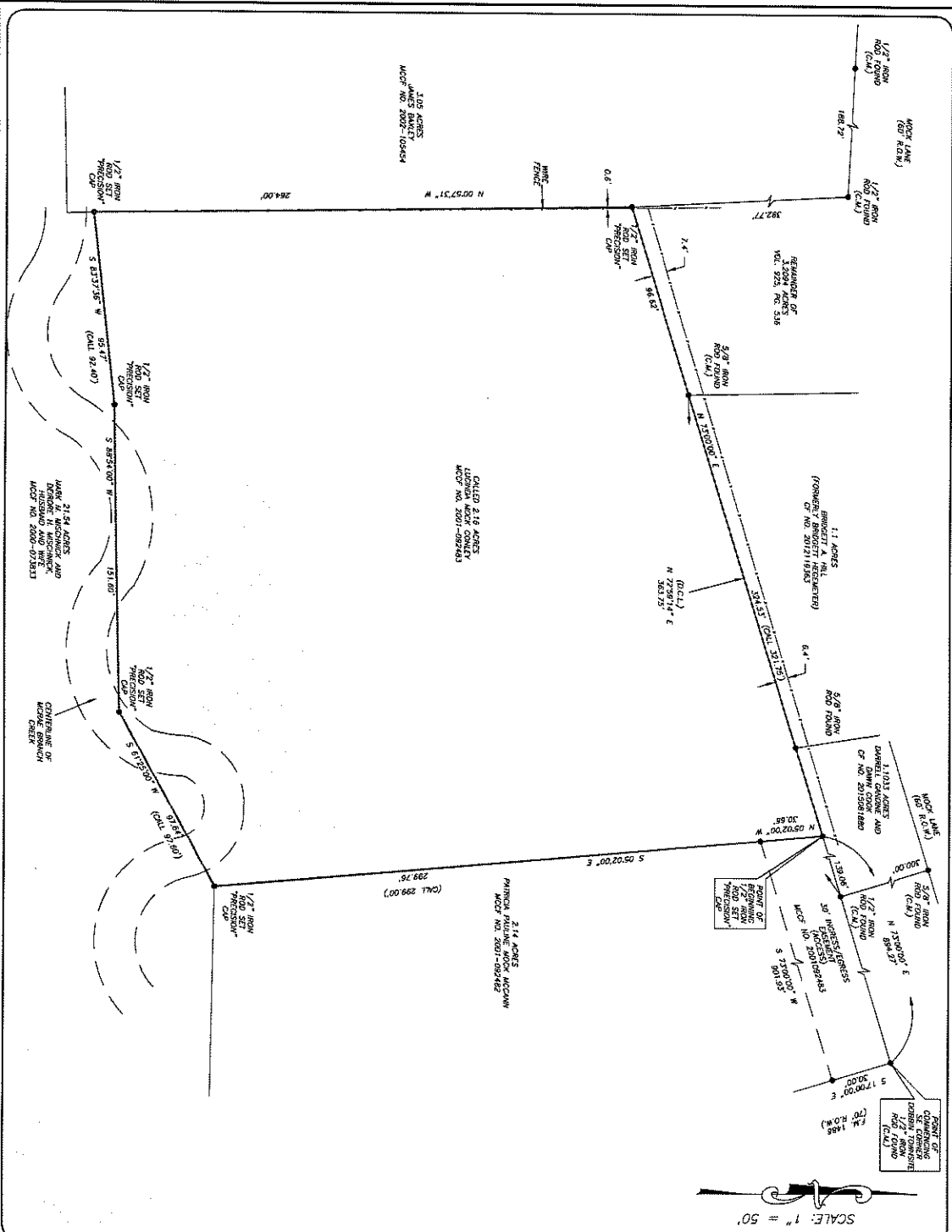


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PRECISION
 surveyors

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ADDRESS: 26341 MOCK LANE
 MONTGOMERY, TEXAS 77336
 ORDERED BY: HANK VAN JOSLIN

TRACT I:
 2.2057 ACRES
 SITUATED IN THE JACOB SHANNON SURVEY, A-35
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

TRACT II:
 INGRESS AND EGRESS EASEMENT
 SITUATED IN THE JACOB SHANNON SURVEY, A-35
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT
 OTHER DISBURSERS AND/OR BOUNDARY LINES MAY AFFECT THIS TRACT.

THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FEMA
 MAP NO. 48108-0123, 0
 ZONE VE-1. ANY FURTHER DETERMINATION OF HAZARD
 DETERMINATION WITHOUT DETAILED FIELD STUDY.
 A SUBSEQUENT INVESTIGATION
 HAS DETERMINED THE SCOPE OF THIS SURVEY

D.C.L. * DIRECTIONAL CONTROL LINE
 RECORD BEARING OF NO. 2001-02443

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND THAT THIS SURVEY WAS MADE
 IN ACCORDANCE WITH THE RULES AND REGULATIONS
 OF THE BOARD OF SURVEY AND MAPS OF THE STATE OF TEXAS
 AND THAT THERE ARE NO ENCUMBRANCES
 OR INTERESTS IN THE GROUND OR RIGHTS
 CLAIMED FOR THIS SURVEY EXCEPT
 THOSE SET FORTH IN THE METES AND BOUNDS ONLY.

JAMES E. WISLEY
 MONTGOMERY COUNTY SURVEYOR
 NO. 5912
 JOB NO. 17-02741
 MARCH 21, 2017

DRAWN BY: JB

THE STATE OF TEXAS
 COUNTY OF MONTGOMERY
 JAMES WISLEY
 5912
 PROFESSIONAL SURVEYOR

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 2.2057 ACRES OF LAND, (96,079 SQUARE FEET), SITUATED IN THE JACOB SHANNON SURVEY, ABSTRACT NUMBER 35, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO PHILLIP MOCK AND WIFE, PAULINE MOCK BY INSTRUMENT RECORDED IN VOLUME 335, PAGE 50, OF THE DEED RECORDS OF MONTGOMERY COUNTY, SAID 2.2057 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.16 ACRE TRACT OF LAND AS CONVEYED TO LUCINDA MOCK CONLEY BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2001092483 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT CF NO. 2001092483 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

COMMENCING at a ½" iron rod found on the west right-of-way line of FM 1486, (70.00 Foot Right-of-Way), for the southeast corner of the Dobbins Townsite Tract 34, as recorded by instrument in Volume 1, Page 25, of the Deed Records of Montgomery County, Texas, same being the northeast corner of said Mock Tract;

Thence, S 73°00'00" W, with the common line of said Mock Tract, a distance of 894.27 feet to a capped, (Precision), iron rod set on the common line of that certain called 1.1033 acre tract of land as conveyed to Darrell Gandine and Dawn Cook by instrument recorded in Document CF No. 2015081880 of the Official Public Records of Montgomery County, Texas, for the northwest corner of that certain called 2.14 acre tract of land as conveyed to Patricia Pauline Mock McCann by instrument recorded in Document CF No. 2001092482 of the Official Public Records of Montgomery County, Texas, same being the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S 05°02'00" E, with the common line of said 2.14 Acre Tract, a distance of 299.76 feet, (Call 299.0 feet), to a capped, (Precision), iron rod set on the approximate centerline of McRae Branch, same being the common line of that certain called 21.54 acre tract of land as conveyed to Mark M. Mischnick and Wife, Deirdre H. Mischnick by instrument recorded in Document CF No. 2000073833 of the Official Public Records of Montgomery County, Texas, for the southwest corner of said 2.14 Acre Tract, same being the southeast corner of the herein described tract;

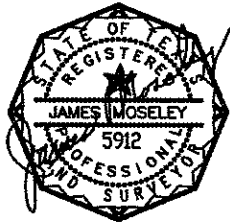
Thence, S 61°25'00" W, along the approximate centerline of McRae Branch, with the common line of said 21.54 Acre Tract, a distance of 97.64 feet, (Call 97.6 feet), to a capped, (Precision), iron rod set for a corner of said 21.54 Acre Tract, same being a corner of the herein described tract;

Thence, S 88°54'00" W, along the approximate centerline of McRae Branch, with the common line of said 21.54 Acre Tract, a distance of 151.60 feet to a capped, (Precision), iron rod set for a corner of said 21.54 Acre Tract, same being a corner of the herein described tract;

Thence, S 83°37'36" W, along the approximate centerline of McRae Branch, with the common line of said 21.54 Acre Tract, a distance of 95.47 feet, (Call 92.4 feet), to a capped, (Precision), iron rod set for a corner of said 21.54 Acre Tract, same being the southeast corner of that certain called 3.05 acre tract of land as conveyed to James Baxley by instrument recorded in Document CF No. 2002105454 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of the herein described tract;

Thence, N 00°57'31" W, with the common line of said 3.05 Acre Tract, pass at a distance of 12.4 feet a fence post found, and continuing for a total distance of 264.00 feet to a capped, (Precision), iron rod set for the southwest corner of the remainder of that certain called 3.2094 acre tract of land as described by instrument in Volume 928, page 536, of the Deed Records of Montgomery County, Texas, same being the northwest corner of said Mock Tract, same being the northwest corner of the herein described tract;

Thence, N 73°00'00" E, with the common line of said 3.2094 Acre Remainder Tract, pass at a distance of 96.62 feet a 5/8" iron rod found for the southeast corner of said 3.2094 Acre Remainder Tract, same being the southwest corner of that certain called 1.1 acre tract of land as conveyed to Bridgett A. Hill, (Formerly Bridgett Hegemeyer) by instrument recorded in Document CF No. 2012119363 of the Official Public Records of Montgomery County, Texas, pass at a distance of 278.71 feet a 5/8" iron rod found for the southeast corner of said 1.1 Acre Tract, same being the southwest corner of said 1.1033 Acre Tract, and continuing for a total distance of 324.53 feet, (Call 321.35 feet), to the POINT OF BEGINNING and containing 2.2057 acres of land, (96,079 square feet), more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 17-02741
March 23, 2017

See Drawing Attached