



SCALE 1"=90'

- Legend:
- U.E. UTILITY EASEMENT
  - A.E. AERIAL EASEMENT
  - D.E. DRAINAGE EASEMENT
  - R.O.W. RIGHT OF WAY
  - BL. BUILDING LINE
  - CONTROLLING MONUMENT

METES AND BOUNDS DESCRIPTION  
 5.00 ACRES (218.038 SQUARE FEET)  
 B.B.B. & C.R.R. CO. SURVEY, ABSTRACT-112  
 MONTGOMERY COUNTY, TEXAS

ALL OF THAT CERTAIN TRACT OF LAND LOCATED IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT-112, BEING COMPOSED OF THE FOLLOWING TWO TRACTS: TRACT I KNOWN AS LOT 17, BLOCK 3, RIVERWALK SECTION 5, RECORDED IN CABINET 1, SHEET 149 OF THE MONTGOMERY COUNTY MAP RECORDS, BEING A 1.00 ACRE (43,608 SQUARE FEET) TRACT OF LAND AND TRACT II KNOWN AS LOT 17A, BEING A 4.00 ACRE (174,430 SQUARE FEET) TRACT OF LAND OUT OF A CALLED 53.02 ACRE TRACT DEEDED TO RIVERWALK VENTURES, LTD. AND RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBER 2002-121661, SAID 53.02 ACRE TRACT BEING OUT OF A CALLED 1656.829 ACRE TRACT DESCRIBED TO LANDCRAFT, INC. A TEXAS CORPORATION AND RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBER 9521239, SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

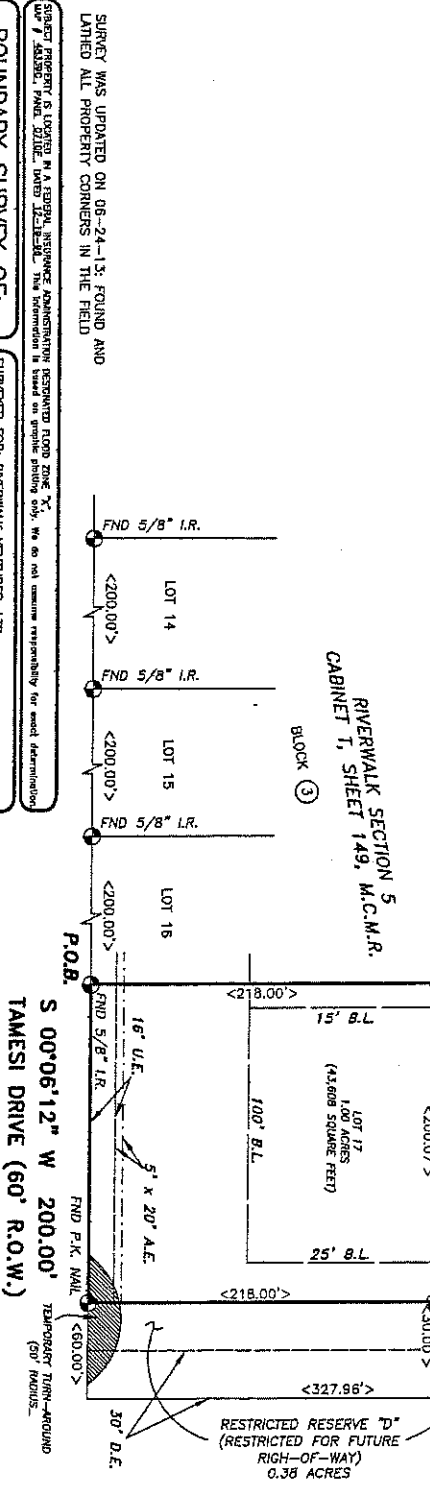
BEGINNING AT A FOUND 5/8" IRON LYING THE WEST RIGHT-OF-WAY LINE OF TAMESI DRIVE (60' R.O.W.), SAID ROD BEING THE NORTHEAST CORNER OF LOT 16 OF SAID RIVERWALK SECTION 5, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 17 AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°53'48" W, LEAVING SAID RIGHT-OF-WAY, ALONG THE NORTH LINE OF SAID LOT 16, IN COMMON WITH THE SOUTH LINE OF SAID LOT 17 AND OF THE HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 218.00 FEET A FOUND 5/8" IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 16, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 17, SAME BEING THE NORTHEAST CORNER OF A CALLED 4.00 ACRE TRACT KNOWN AS LOT 16A BEING OUT OF SAID 53.02 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 17A, CONTINUING ALONG THE NORTH LINE OF SAID LOT 16A, IN COMMON WITH THE SOUTH LINE OF SAID LOT 17A AND OF THE HEREIN DESCRIBED TRACT FOR A TOTAL DISTANCE OF 1089.20 FEET TO A FOUND 5/8" IRON ROD LYING IN THE EAST LINE OF SAID 1656.829 ACRE TRACT, SAID ROD BEING THE NORTHWEST CORNER OF SAID LOT 16A, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 17A AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°06'12" E, ALONG THE EAST LINE OF SAID 1656.829 ACRE TRACT, IN COMMON WITH THE WEST LINE OF SAID LOT 17A AND OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 200.36 FEET TO A FOUND 5/8" IRON ROD, SAID ROD BEING THE SOUTHWEST CORNER OF RESERVE "A", BEING OUT OF SAID 52.03 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 17A AND OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°52'39" E, LEAVING THE EAST LINE OF SAID 1656.829 ACRE TRACT, ALONG THE SOUTH LINE OF SAID RESERVE "A", IN COMMON WITH THE NORTH LINE OF SAID LOT 17A AND OF THE HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 871.20 FEET A FOUND 5/8" IRON ROD BEING THE SOUTHWEST CORNER OF SAID RESERVE "A", SAME BEING THE SOUTHWEST CORNER OF SAID RESERVE "D", (RESTRICTED FOR FUTURE RIGHT-OF-WAY, 0.38 ACRES) BEING OUT OF SAID RIVERWALK SECTION 5, SAME BEING THE NORTHEAST CORNER OF SAID LOT 17A AND THE NORTHWEST CORNER OF SAID LOT 17, AND CONTINUING ALONG THE SOUTH LINE OF SAID RESTRICTED RESERVE "D", IN COMMON WITH THE NORTH LINE OF SAID LOT 17 AND OF THE HEREIN DESCRIBED TRACT A TOTAL DISTANCE OF 1089.20 FEET TO A FOUND 5/8" IRON ROD LYING IN SAID RIGHT-OF-WAY OF TAMESI ROAD, SAID ROD BEING THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "D", SAME BEING THE NORTHEAST CORNER OF SAID LOT 17 AND OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°06'12" W, ALONG SAID RIGHT-OF-WAY, IN COMMON WITH THE EAST LINE OF SAID LOT 17 AND OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES (218,038 SQUARE FEET) OF LAND.



THE REMAINDER OF A CALLED  
 1656.829 ACRES RECORDED  
 IN M.C.C.F. NO. 9521239

DEEDED TO  
 RIVERWALK  
 VENTURES,  
 LTD. AS  
 RECORDED IN  
 M.C.C.F. NO.  
 2002-121661

TRACT 17A  
 BEING OUT  
 OF A CALLED  
 53.02 ACRE  
 TRACT  
 DEEDED TO  
 RIVERWALK  
 VENTURES,  
 LTD. AS  
 RECORDED IN  
 M.C.C.F. NO.  
 2002-121661

CALLLED 53.02 ACRE TRACT DEEDED TO  
 RIVERWALK VENTURES, LTD. AS RECORDED IN  
 M.C.C.F. NO. 2002-121661

B.B.B. & C.R.R. CO. SURVEY  
 ABSTRACT-112

**BOUNDARY SURVEY OF:**

LOT 17, BLOCK 3, RIVERWALK SECTION 5  
 CABINET 1, SHEET 149 MONTGOMERY COUNTY  
 MAP RECORDS, MONTGOMERY COUNTY, TEXAS,  
 AND TRACT 17A BEING OUT OF A CALLED  
 53.02 ACRE TRACT OF LAND RECORDED IN  
 MONTGOMERY COUNTY CLERK'S FILE NUMBER  
 2002-121661, MONTGOMERY COUNTY, TEXAS

**BROUSSARD  
 LAND**  
 E. SURVEYLING, LLC  
 Land Surveying Services

BROUSSARD LAND SURVEYLING, LLC 17827 HAWKIN LN, DOWNSIDE TX 77077 TEL: (281) 432-0659 FAX: (281) 361-0660 D.J.

SUBJECT PROPERTY IS LOCATED IN A REGION, INSURANCE ADMINISTRATION RESTRICTED FLOOD ZONE "X", GROUP 7 SPECIAL PUMP, ZONE. Labeled "X" on the map. This information is based on a graphic printing only. We do not assume responsibility for flood determination.

SUBMITTED FOR: RIVERWALK VENTURES, LTD.  
 ADDRESS: 22700 TAMESI DRIVE PORTER, TX 77365  
 JOB NO.: BLS--608  
 LEADER: N/A  
 FIELD WORK: 07-01-11/1/04  
 KEY MAP: 2854

PROPERTY SUBJECT TO SUBDIVISION GOVERNMENTS,  
 CONDITIONS AND RESTRICTIONS.

1. HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE DATE AND AT THE PLACE SHOWN ON THE PLAT. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. THIS SURVEY IS NOT BEING PERFORMED FOR ANY OTHER PURPOSE AND I AM NOT PROVIDING ANY OTHER SERVICES. THE SURVEY WAS MADE AS SHOWN BY THE TITLE CONTAINED THEREON.

M.A.S. 07-05-11

- NOTES:
1. BEARINGS BASED ON PLAT.
  2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO ADDITIONAL RESEARCH REGARDING EASEMENTS OR RESTRICTIONS WAS PERFORMED BY THE SURVEYOR.
  3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  5. DRAINAGE EASEMENT 15' IN WIDTH ON EACH SIDE OF THE CENTER LINES OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.

THIS SURVEY IS BEING PROVIDED AS A SERVICE TO THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.