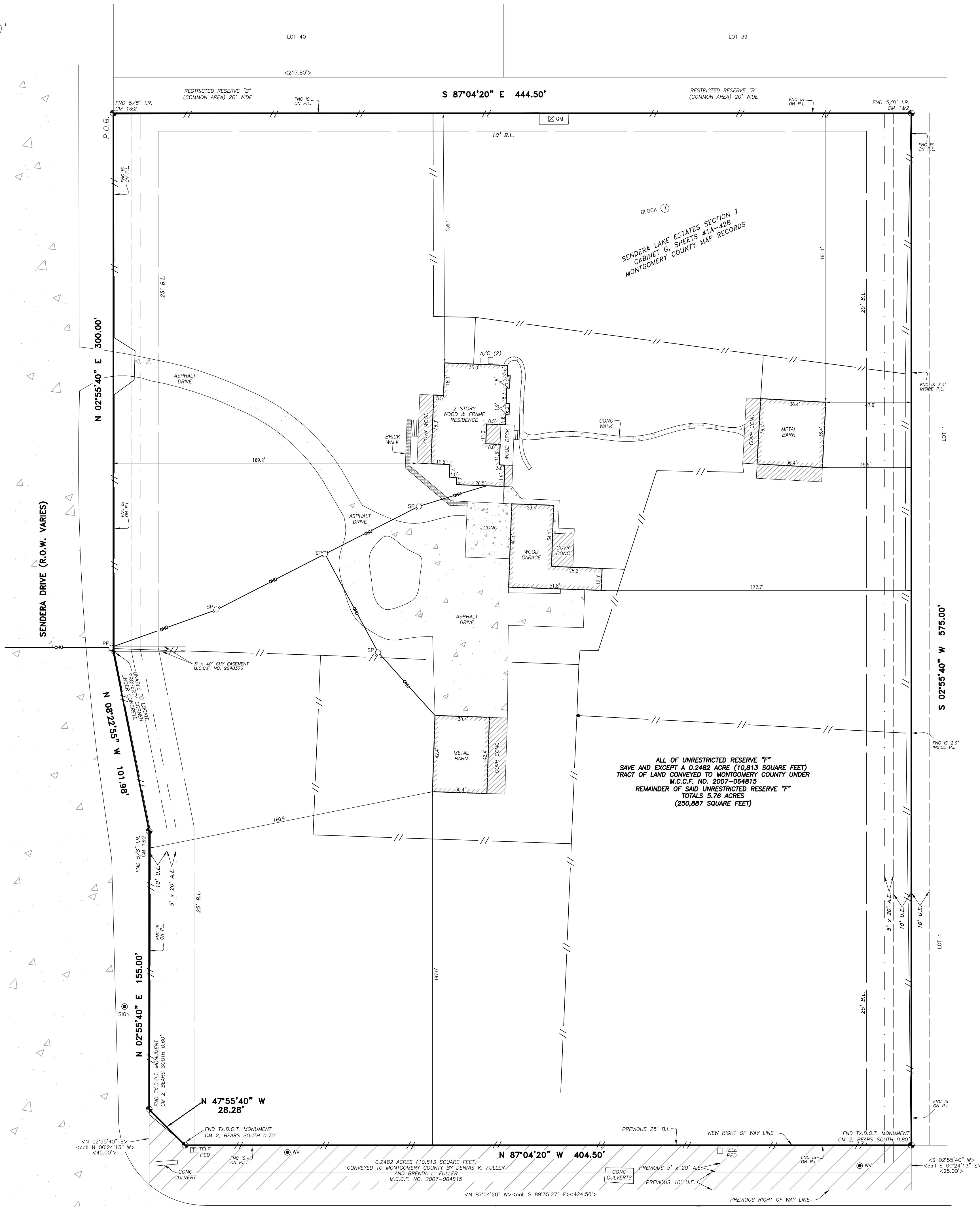


- Legend:**
- U.E. — utility easement
 - R.O.W. — right of way
 - B.L. — building line
 - PLM — pipeline marker
 - WM — water meter
 - GM — gas meter
 - CM — controlling monument
 - CM1 — north and south
 - CM2 — east and west

SCALE: 1"=30'



F.M. 1488 (100' R.O.W.)

- NOTES:**
- BEARINGS BASED ON RECORDED PLAT.
 - SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 111950, EFFECTIVE 05-15-11 AS LISTED, VOLUME 1134, PAGE 259, M.C.M.R.; CABINET G, SHEETS 41A-42B, M.C.M.R. AND M.C.C.F. NO(s) 8450012, 9218635, 9239828, 9244112, 9358643, 9570165, 2010-100249.
 - EASEMENT AND BUILDING LINES PER RECORDED PLAT.
 - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 - 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.
 - CALLED BEARINGS ALONG THE 0.2482 ACRE TRACT ARE FROM PLAT RECORDED IN M.C.C.F. NO. 2007-064815 FOR RIGHT OF WAY EXPANSION.

METES AND BOUNDS DESCRIPTION

ALL OF THAT CERTAIN TRACT OF LAND KNOWN AS UNRESTRICTED RESERVE "F", BLOCK 1, OF SENDERA LAKE ESTATES, A SUBDIVISION OF 206.0391 ACRES IN THE HENRY PROSEUS SURVEY, A-433 AND THE DICKENSON GARRETT SURVEY, A-225, MONTGOMERY COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET G, SHEETS 41A-42B OF THE MONTGOMERY COUNTY MAP RECORDS, MONTGOMERY COUNTY, TEXAS; SAVE AND EXCEPT A 0.2482 ACRE (10,813 SQUARE FEET) TRACT CONVEYED TO MONTGOMERY COUNTY BY DEED AND RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBER 2007-064815, LEAVING A REMAINDER OF 5.76 ACRES (250,887 SQUARE FEET), SAID 5.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 5/8" IRON BEING THE NORTHWEST CORNER OF SAID 5.76 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "B" (COMMON AREA) AND BEING IN THE EAST RIGHT OF WAY (R.O.W.) LINE OF SENDERA DRIVE (R.O.W. VARIES);

THENCE N 87°04'20" E, LEAVING SENDERA DRIVE R.O.W., ALONG THE SOUTH LINE OF SAID RESTRICTED RESERVE "B" IN COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 444.50 FEET TO A FOUND 5/8" IRON ROD BEING THE NORTHWEST CORNER OF LOT 1 OF SAID SENDERA LAKE ESTATES, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°55'40" W, LEAVING THE SOUTH LINE OF SAID RESTRICTED RESERVE "B", ALONG THE EAST LINE OF SAID LOT 1 IN COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 575.00 FEET TO A POINT LYING IN THE NORTH R.O.W. OF F.M. 1488 (100' R.O.W.), SAID POINT BEING THE NORTHEAST CORNER OF A 0.2482 ACRE (10,813 SQUARE FEET) TRACT OF LAND CONVEYED TO MONTGOMERY COUNTY BY DENNIS K. FULLER AND BRENDA L. FULLER AND RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER 2007-064815, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT BEARS SOUTH 0.80 FEET;

THENCE N 87°04'20" W, LEAVING THE EAST LINE OF SAID LOT 1, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1488 AND NORTH LINE OF SAID 0.2482 ACRE TRACT IN COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 404.50 FEET TO A POINT BEING THE EASTERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT BEARS SOUTH 0.70 FEET;

THENCE N 47°55'40" W, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1488 AND NORTH LINE OF SAID 0.2482 ACRE TRACT IN COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 28.28 FEET TO A POINT IN THE EAST R.O.W. LINE OF SAID SENDERA DRIVE BEING THE WESTERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT BEARS SOUTH 0.60 FEET;

THENCE N 02°55'40" E, LEAVING SAID R.O.W. LINE OF F.M. 1488, ALONG THE EAST R.O.W. OF SAID SENDERA DRIVE IN COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 155.00 FEET TO A FOUND 5/8" IRON ROD;

THENCE N 08°22'55" W, ALONG THE EAST R.O.W. OF SAID SENDERA DRIVE IN COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

THENCE N 02°55'40" E, ALONG THE EAST R.O.W. OF SAID SENDERA DRIVE IN COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.76 ACRES (250,887 SQUARE FEET) OF LAND.

BOUNDARY SURVEY OF:

ALL OF UNRESTRICTED RESERVE "F", BLOCK 1 OF SENDERA LAKE ESTATES SECTION 1, A SUBDIVISION OF 206.0391 ACRES IN THE HENRY PROSEUS SURVEY, A-433 & DICKENSON GARRETT SURVEY, A-225, ACCORDING TO THE PLAT RECORDED IN CABINET G, SHEETS 41A-42B OF THE M.C.M.R., MONTGOMERY COUNTY, TEXAS SAVE AND EXCEPT A 0.2482 ACRE TRACT CONVEYED TO MONTGOMERY COUNTY AS RECORDED IN M.C.C.F. NO. 2007-064815

PURCHASER: KEVIN PICKLO AND AMANDA PICKLO
ADDRESS: 9931 SENDERA DRIVE MAGNOLIA TX. 77354
LENDER: N/A
JOB NO.: BLS-585
FIELD WORK: 05-28-11/CB,JF,JB
KEY MAP: 214H

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE SPONSOR AND THAT THE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, NOW EXISTING, AND ANY DISCREPANCIES THERE ARE NO DISCREPANCIES APPARENT ON THE SURVEY EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS INFORMATION IS NOT TO BE USED FOR ABSTRACT PROPERTY EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS INDICATED BY THE TITLE COMMITMENT.

SP 111950 STEWART TITLE CO.
05-31-11

CHRIS J. BROUSSARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6107

BROUSSARD LAND SURVEYING, LLC
17527 HAWKIN LN. TOMBALL TX 77377
(281) 832-0859 www.bloursurveyingco.com D.D.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.