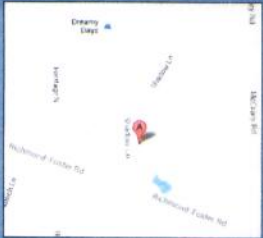


ORDERED BY:



1177 West Loop South #1350 Houston, TX 77027
(713) 840-0208



PROPERTY ADDRESS: 1914 SHADOW LANE RICHMOND, TEXAS 77406

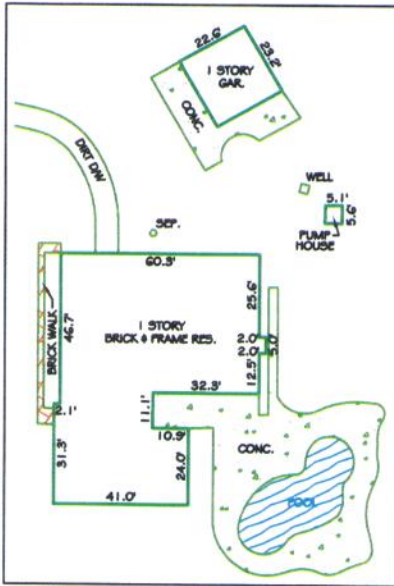
SURVEY NUMBER: 1403.0402

FIELD WORK DATE: 3/9/2014 NOTES: REVISION DATE(S): (REV.1 3/10/2014)

1403.0402
BOUNDARY SURVEY
FORT BEND COUNTY

1.) SUBJECT TO CERTAIN ROAD
MAINTENANCE AGREEMENT RECORDED
UNDER FORT BEND COUNTY CLERK'S FILE
NO. 8906130.
2.) SUBJECT TO AFFIDAVIT OF
NON-PRODUCTION FILED FOR RECORD
UNDER FORT BEND COUNTY CLERK'S FILE
NO. 2012067408.

NOTE:
FENCE OWNERSHIP NOT DETERMINED
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
FBCCFN - FORT BEND COUNTY CLERK'S FILE NUMBER



HOUSE AND GARAGE DETAIL: NTS

TABLE:

- L1 S 48°57'40" E 205.55' (D)
- S 49°16'38" E 205.29' (M)
- L2 S 89°27'00" W 151.40' (D)
- S 89°27'00" W 151.33' (M)
- L3 N 0°33'05" W 75.20' (M)

P.O.C.

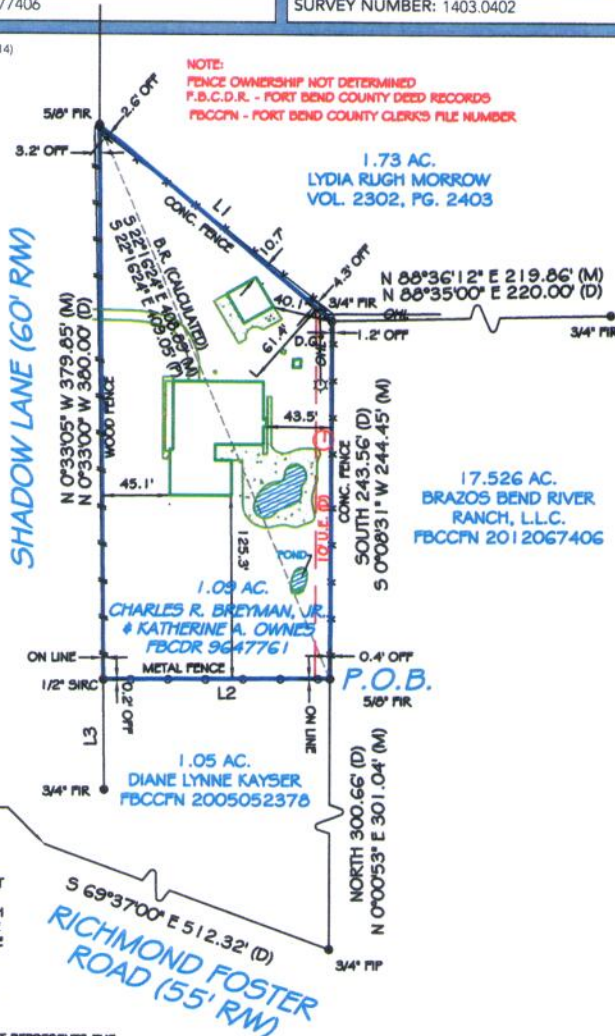
COMMENCING AT THE
SOUTHWEST CORNER OF
THE ORIGINAL MABEL
THOMPSON MURPHY TRACT
AND THE SOUTHEAST
CORNER OF THE FREDERICH
R. GUILFORD 13.964 ACRE
TRACT (VOLUME 473, PAGE
482 F.B.C.D.R.) AND THE
BEING THE NORTHERLY
RIGHT-OF-WAY LINE OF
RICHMOND FOSTER ROAD
(55.00 FEET WIDE)

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE
7TH DAY OF MARCH, 2014; ALL EASEMENTS AND
RIGHTS-OF-WAY, AND SURVEY MATTERS AS SET FORTH
WITHIN THE TITLE COMMITMENT ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY; OF NO.
1412820, EFFECTIVE FEBRUARY 21, 2014, ARE SHOWN
OR NOTED HEREON; THERE ARE NO VISIBLE
ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS
EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS
TO AND FROM A PUBLIC ROADWAY.



Paul M. Valentine

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.



RICHMOND FOSTER ROAD (55' RW)



GRAPHIC SCALE (In Feet)
1 inch = 100' ft.



FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X SHADED. THIS PROPERTY WAS FOUND IN FORT
BEND COUNTY, COMMUNITY NUMBER 480228, DATED 01/03/97.

POINTS OF INTEREST

- 1. CONCRETE DECK OVER 10' UTILITY EASEMENT

CLIENT NUMBER: 1412820

DATE: 3/10/2014

BUYER: Charles R Breyman, Jr and Katherine C Owens

SELLER: CHARLES R. BREYMAN, JR. AND KATHERINE A. OWENS

CERTIFIED TO: CHARLES R BREYMAN, JR AND KATHERINE C OWENS;
FRONTIER TITLE COMPANY - WH, L.L.C.; FIRST AMERICAN
TITLE INSURANCE COMPANY; NETWORK FUNDING LP

This is page 1 of 2 and is not valid without all pages.



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LB# 10193731

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P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467

EXHIBIT "A"

DESCRIPTION OF A 1.09 ACRE TRACT OF LAND (KNOWN AS LOT 10) OUT OF PECAN SHADOWS, AN UNRECORDED SUBDIVISION OF 20.34 ACRE TRACT IN THE KNIGHT AND WHITE LEAGUE, ABSTRACT NO. 46, FORT BEND COUNTY, TEXAS, SAID 1.09 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF THE ORIGINAL MABEL THOMPSON MURPHY TRACT AND THE SOUTHEAST CORNER OF THE FREDERICH R. GUILFORD 13.964 ACRE TRACT (VOLUME 473, PAGE 482 F.B.C.D.R) AND THE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF RICHMOND FOSTER ROAD (55.00 FEET WIDE).

THENCE CALLED SOUTH 69°37'00" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RICHMOND FOSTER ROAD, A DISTANCE OF 512.32 FEET TO A 3/4" IRON PIPE (CALLED 1/2" IRON ROD) FOUND FOR CORNER.

THENCE, NORTH 0°00'53" EAST (CALLED NORTH), A DISTANCE OF 301.04 FEET (CALLED 300.66 FEET) TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°27'00" WEST A DISTANCE OF 151.33 FEET (CALLED 151.40 FEET) TO A 1/2" IRON ROD & CAP (CALLED 5/8" IRON ROD) SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF SHADOW LANE (60' WIDE) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°33'05" WEST (CALLED NORTH 00°33'00" WEST), ALONG THE EAST RIGHT-OF-WAY LINE OF SHADOW LANE, A DISTANCE OF 379.85 FEET (CALLED 380.00 FEET) TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49°16'38" EAST (CALLED) SOUTH 48°57'40" EAST, A DISTANCE OF 205.29 FEET (CALLED 205.55 FEET) TO A 3/4" IRON ROD (CALLED 1/2" IRON ROD) FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 0°08'31" WEST (CALLED SOUTH), ALONG THE EAST LINE OF A 10.00 FEET UTILITY EASEMENT, A DISTANCE OF 244.45 FEET (CALLED 243.56 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.09 ACRE OF LAND, MORE OR LESS AND BEING THAT SAME PROPERTY DESCRIBED IN VOLUME 2501, PAGE 987 F.B.C.D.R

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 3-5-15

GF No. _____

Name of Affiant(s): CHARLES R. BREYMAN, KATHERINE OWENS

Address of Affiant: 1914 SHADOW LN., RICHMOND, TX 77406

Description of Property: 0046 KNIGHT AND WHITE, TRACT 124, LOT 10, ACRES 1.090

County FORT BEND, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.":

2. We are familiar with the Property and with the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the Title Company may deem appropriate. We understand that the owner of the Property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyance, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

EXCEPT for the following (If None, Insert "None" Below): _____

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Charles R. Breyman

CHARLES R. BREYMAN

Katherine Owens

KATHERINE OWENS



SWORN AND SUBSCRIBED this 5 day of March, 2015

Beth Shelton

Notary Public