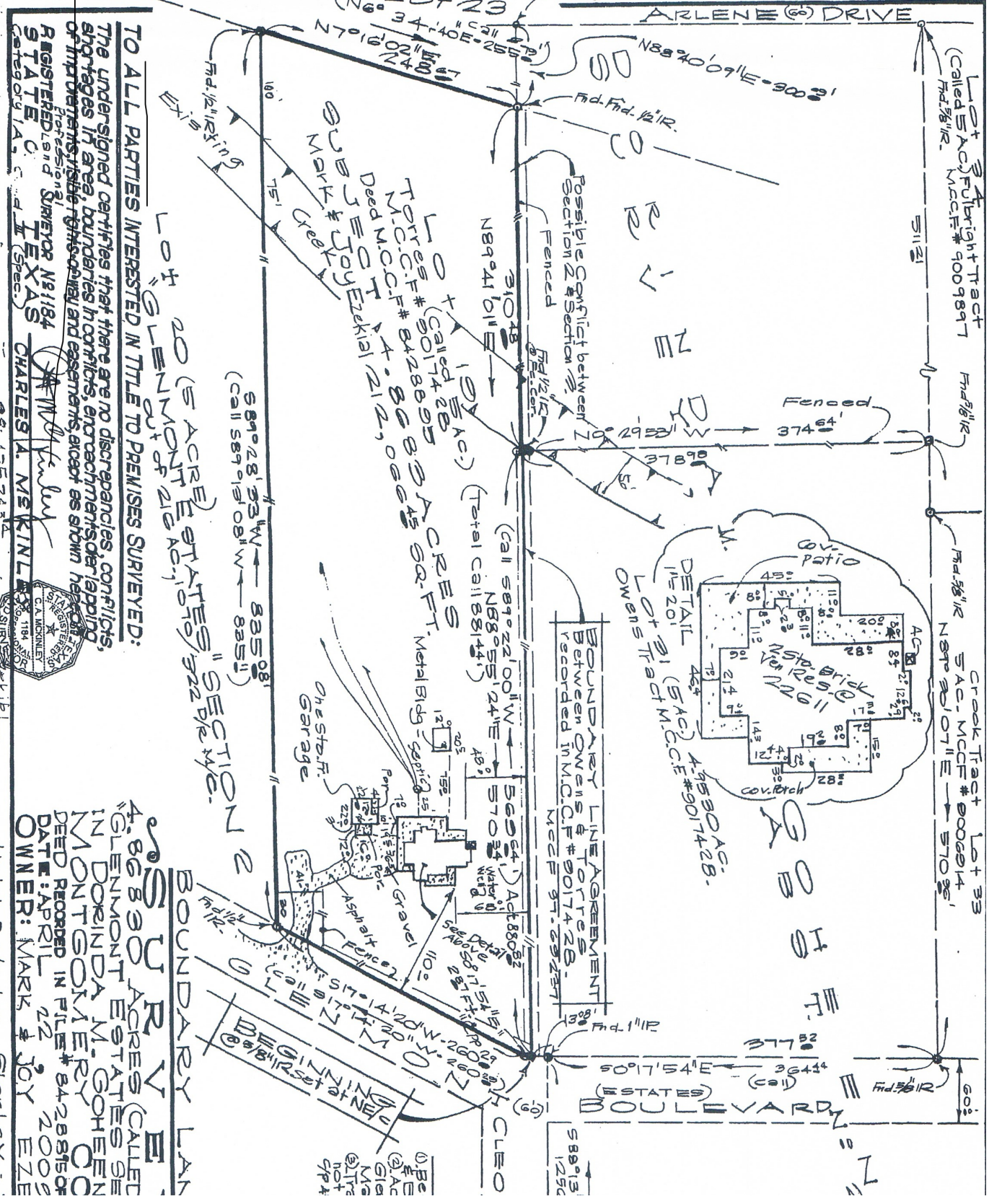


Date: 5/6/09

by Ezekiel

Mark Ezekiel by Jay Ezekiel  
an attorney in fact

All matters appearing herein have been reviewed and accepted by the undersigned.



**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**  
The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments, overlapping of improvements, visible rights-of-way and easements, except as shown hereon.

**REGISTERED PROFESSIONAL SURVEYOR No. 1184**  
**STATE OF TEXAS**  
**CHARLES A. MCKINLEY**  
Surveyor  
Professional Category A, General (Spec.)

**BOUNDARY LINE AGREEMENT**  
Between Owners of Portions Recorded in M.C.C.F. # 9017428, M.C.C.F. # 97-29237

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Updated: R. 2/25/05

StarTex

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF 4.86830 ACRES - MARK & JOY EZEKIAL

A TRACT OR PARCEL OF LAND CONTAINING 4.86830 ACRES BEING THAT SO CALLED 5 ACRE TRACT BEING LOT 19 OF GLENMONT ESTATES, SECTION 2 UNRECORDED SUBDIVISION OUT OF 216 ACRES DESCRIBED IN INSTRUMENT IN VOLUME 1070, PAGE 322 OF THE DEED RECORDS OF MONTGOMERY COUNTY BEING OUT OF THE DORINDA M. GOHEENE SURVEY, ABSTRACT 234 IN MONTGOMERY COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO TORRES AS 5 ACRES DESCRIBED CLERKS FILE NO. 9017428 OF THE OFFICIAL RECORDS OF MONTGOMERY COUNTY ALSO IN DEED IN CLERKS FILE NO. 8423895 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY SAID 4.86830 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at the Southwest corner of the A. F. Barron Survey, Abstract 94;

THENCE South 88 degrees 24 minutes 53 seconds West with the South boundary of said Abstract 94 a distance of 426.28 ft. to a 1 inch iron pipe found at an angle point;

THENCE South 00 degrees 04 minutes 09 seconds East a distance of 71.07 ft. to a 1 inch iron pipe found at another angle point;

THENCE South 88 degrees 13 minutes 08 seconds West with the North right-of-way line of Cleo Lane (known as Fitz Lane) a distance of 1256.96 ft. to a 1 inch iron pipe found in the East boundary of Lot 31 or Owens Tract containing 4.9530 acres described in Clerks File No. 9017428 of the Official Public Records of Montgomery County;

THENCE South 00 degrees 17 minutes 54 seconds East with the West right-of-way line of Glenmont Boulevard a distance of 13.08 ft. to a 5/8 inch iron rod found at a fence corner and marking the Northeast corner and PLACE OF BEGINNING of the herein described 4.86830 acre tract and marking the Southeast corner of said Owens Tract located South 00 degrees 17 minutes 54 seconds East a distance of 377.52 ft. from a 5/8 inch iron rod found at the Northeast corner of Lot 31;

THENCE South 00 degrees 17 minutes 54 seconds East continuing with the West right-of-way line of Glenmont Boulevard a distance of 2.87 ft. to an angle point;

THENCE South 17 degrees 14 minutes 20 seconds West with the Northwest right-of-way line of Glenmont Boulevard a distance of 260.29 ft. (equals calls) to a 1/2 inch iron rod found marking the Southwest corner of said original 4.86830 acre tract herein described and marking the Northeast corner of Lot 20 being a so called 5 acre tract adjoining the South boundary of the herein described tract;

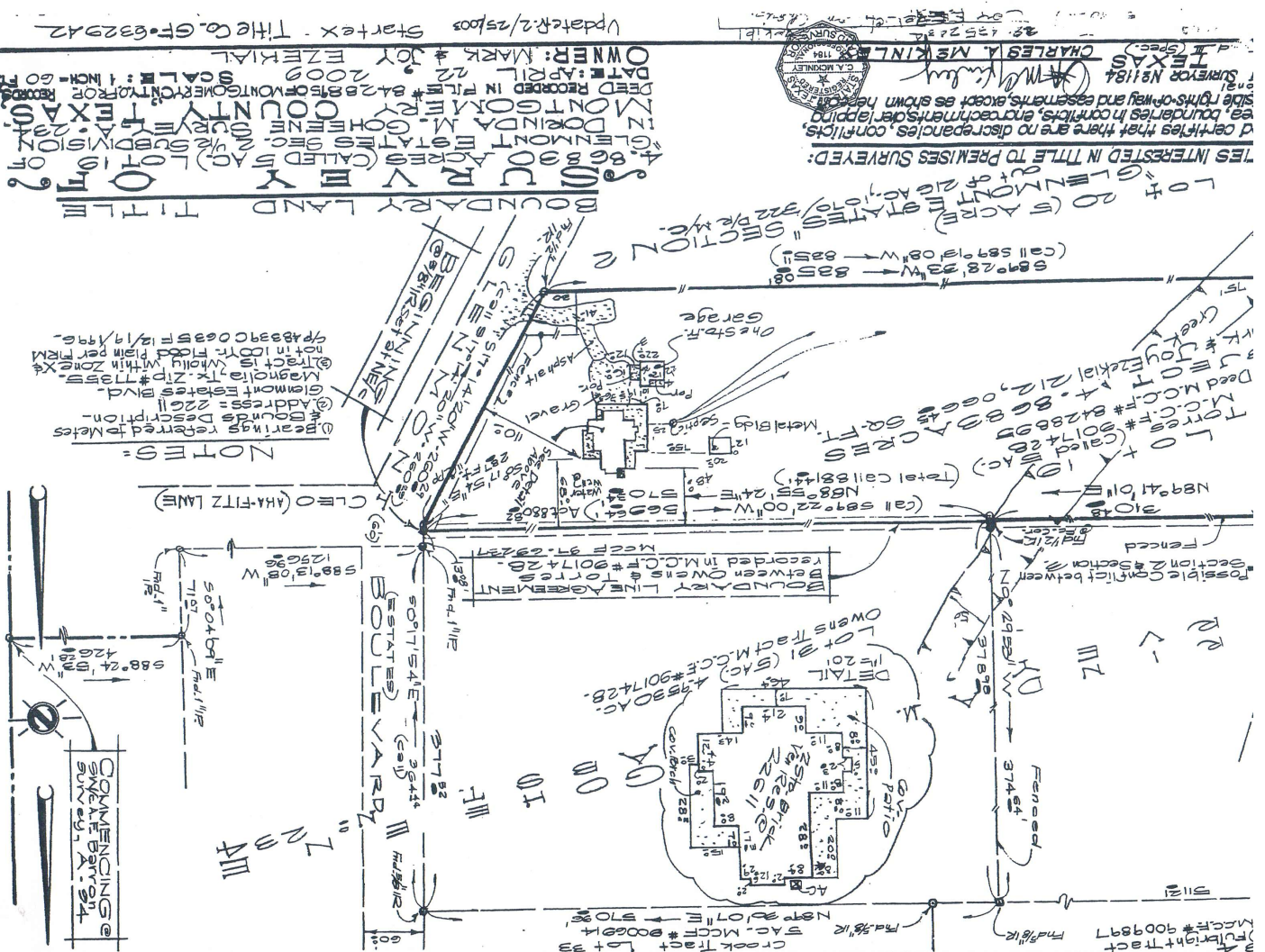
THENCE South 89 degrees 28 minutes 23 seconds West with an old fence line and the division line between Lots 19 and 20 and the South boundary of said Torres Tract described in Clerks File No. 9017428 of the Official Public Records of Montgomery County a distance of 835.08 ft. (called South 89 degrees 13 minutes 08 seconds West-835.11 ft.) to a 1/2 inch iron rod found at the Southwest corner of the herein described tract and marking the Northwest corner of Lot 20 in the East boundary of Lot 23;

THENCE North 07 degrees 16 minutes 02 seconds East with the West boundary of this tract and the division line between Lots 19 and 23 a distance of 248.67 ft. (called North 06 degrees 34 minutes 40 seconds East-255.70 ft.) to a 1/2 inch iron rod found marking the occupied and recognized Northwest corner of Lot 19 and the Northeast corner of Lot 23 located North 88 degrees 40 minutes 09 seconds East a distance of 300.09 ft. from a 1/2 inch iron rod found at the Northwest corner of Lot 23 in the East right-of-way line of Arlene Drive (60 ft. right-of-way);

THENCE North 89 degrees 41 minutes 01 seconds East with an occupied old fence line and the North boundary of Lot 19 a distance of 310.48 ft. to a 1/2 inch iron rod found at a fence corner;

THENCE North 88 degrees 55 minutes 24 seconds East with an old fence line and the division line as occupied between Lots 19 and 31 a distance of 570.34 ft. (called North 89 degrees 22 minutes 00 seconds West-569.64 ft.) to the PLACE OF BEGINNING and containing 4.86830 acres of land and being known as 22611 Glenmont Estates Boulevard, Magnolia, Texas 77355.





I certify that there are no discrepancies, conflicts, boundaries in conflicts, encroachments, overlapping side rights-of-way and easements, except as shown hereon.  
 Surveyor No. 1184  
 TEXAS  
 CHARLES A. MCKINLEY  
 State of Texas  
 DEED RECORDED IN PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS  
 DATE: APRIL 22, 2009  
 OWNER: MARK & JOY EZZERIAL  
 SCALE: 1" = 40 FT.

I am interested in title to premises surveyed:  
 Lot 20 (5 acre) Glenmont Estates, Section 2 of 216 AC., 1070/322 D/R, M.C.  
 Lot 21 (5 acre) Glenmont Estates, Section 2 of 216 AC., 1070/322 D/R, M.C.

**NOTES:**  
 1. Bearings referred to Metes & Bounds Description.  
 2. Address: 22611  
 3. Glenmont Estates Blvd.  
 4. Magnolia, TX. ZIP # 77355  
 5. @ Tract is wholly within zone not in 100 ft. flood plain per FEMA 9943339C 0635 F 12/19/1995.

34. Furreright Tract M.C.C.F. # 9009897  
 33. Crook Tract M.C.C.F. # 8006914  
 32. Furreright Tract M.C.C.F. # 9017428  
 31. Torres (called 5 AC.) M.C.C.F. # 8017428  
 30. Torres (called 5 AC.) M.C.C.F. # 8428895  
 29. Torres (called 5 AC.) M.C.C.F. # 8428895  
 28. Torres (called 5 AC.) M.C.C.F. # 8428895  
 27. Torres (called 5 AC.) M.C.C.F. # 8428895  
 26. Torres (called 5 AC.) M.C.C.F. # 8428895  
 25. Torres (called 5 AC.) M.C.C.F. # 8428895  
 24. Torres (called 5 AC.) M.C.C.F. # 8428895  
 23. Torres (called 5 AC.) M.C.C.F. # 8428895  
 22. Torres (called 5 AC.) M.C.C.F. # 8428895  
 21. Torres (called 5 AC.) M.C.C.F. # 8428895  
 20. Torres (called 5 AC.) M.C.C.F. # 8428895  
 19. Torres (called 5 AC.) M.C.C.F. # 8428895  
 18. Torres (called 5 AC.) M.C.C.F. # 8428895  
 17. Torres (called 5 AC.) M.C.C.F. # 8428895  
 16. Torres (called 5 AC.) M.C.C.F. # 8428895  
 15. Torres (called 5 AC.) M.C.C.F. # 8428895  
 14. Torres (called 5 AC.) M.C.C.F. # 8428895  
 13. Torres (called 5 AC.) M.C.C.F. # 8428895  
 12. Torres (called 5 AC.) M.C.C.F. # 8428895  
 11. Torres (called 5 AC.) M.C.C.F. # 8428895  
 10. Torres (called 5 AC.) M.C.C.F. # 8428895  
 9. Torres (called 5 AC.) M.C.C.F. # 8428895  
 8. Torres (called 5 AC.) M.C.C.F. # 8428895  
 7. Torres (called 5 AC.) M.C.C.F. # 8428895  
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 4. Torres (called 5 AC.) M.C.C.F. # 8428895  
 3. Torres (called 5 AC.) M.C.C.F. # 8428895  
 2. Torres (called 5 AC.) M.C.C.F. # 8428895  
 1. Torres (called 5 AC.) M.C.C.F. # 8428895

COMMENCING @ SWEET BAYON SURVEY A-94  
 588° 24' 42" W 148' 0"