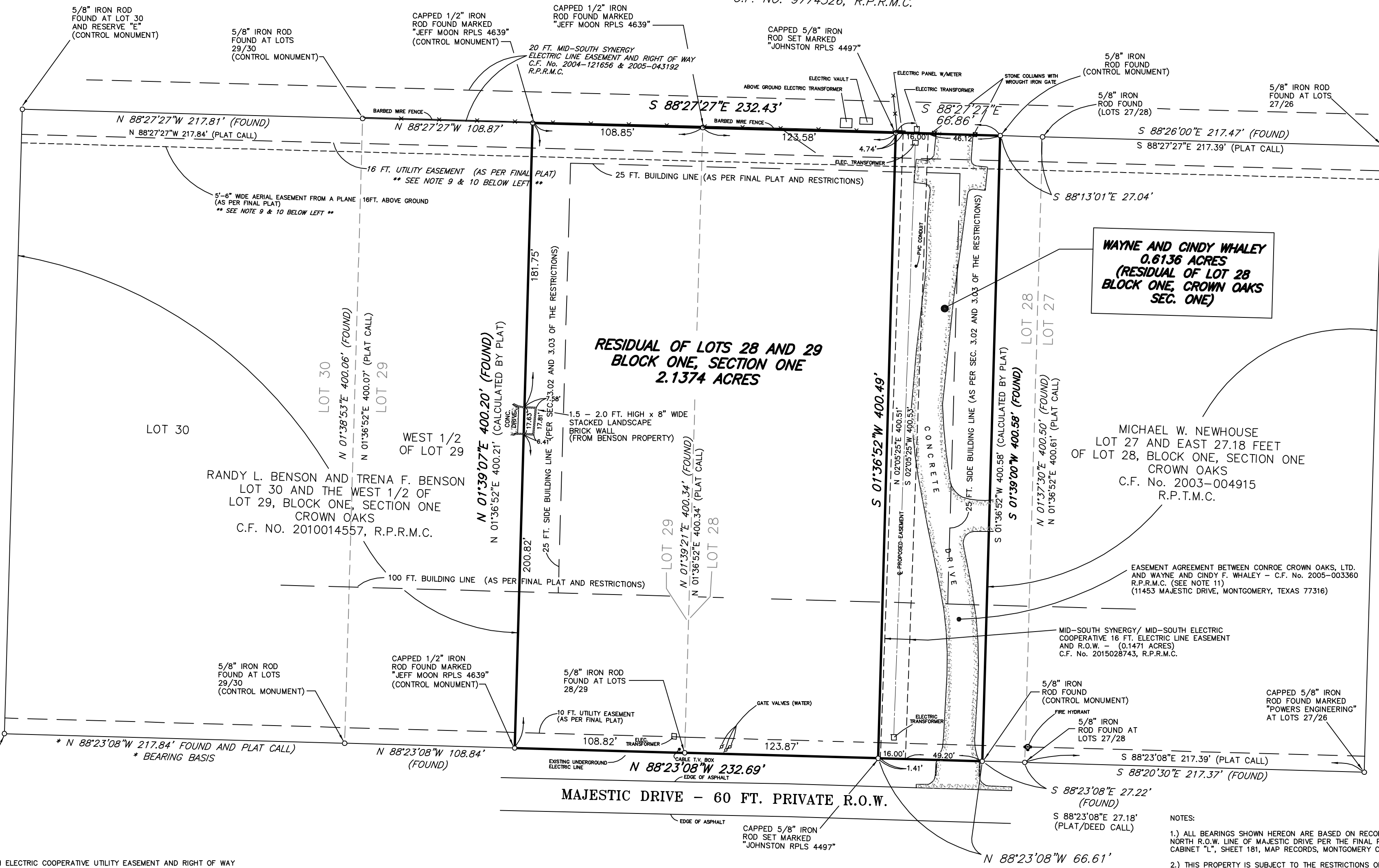


WHALEY FAMILY PARTNERSHIP
CALLED 280.923 ACRE TRACT
C.F. NO. 9774526, R.P.R.M.C.



NOTES CONTINUED:

7.) THERE EXISTED A MID-SOUTH ELECTRIC COOPERATIVE UTILITY EASEMENT AND RIGHT OF WAY ALONG THE EAST 25 FEET OF LOT 29, BLOCK ONE, CROWN OAKS, SECTION ONE AS PER INSTRUMENT RECORDED IN C.F. No. 2000-011321, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS. THIS HAS SUBSEQUENTLY BEEN RELEASED BY MID-SOUTH THROUGH INSTRUMENT RECORDED IN CLERK'S FILE No. 2015013423, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.

8.) THERE IS CALLED A 16 FT. WIDE UTILITY EASEMENT LYING 8 FT. ON EACH SIDE OF ALL ORIGINAL PLATTED SIDE LOT LINES AS DEDICATED BY THE FINAL PLAT OF CROWN OAKS, SECTION ONE IN CABINET "L", SHEET 181 MAP RECORDS, MONTGOMERY COUNTY, TEXAS. THIS UTILITY EASEMENT ALONG THE COMMON LINES OF LOTS 28 AND 29 HAS BEEN SUBSEQUENTLY RELEASED BY THE FOLLOWING UTILITY COMPANIES:
COMCAST OF HOUSTON, LLC - CLERK'S FILE No. 2009-114237, REAL PROPERTY RECORDS, MONT. CO., TEXAS
UNIVERSAL NATURAL GAS, INC. - CLERK'S FILE No. 2009-114238, REAL PROPERTY RECORDS, MONT. CO., TEXAS
CONSOLIDATED COMMUNICATIONS - CLERK'S FILE No. 2009-114239, REAL PROPERTY RECORDS, MONT. CO., TEXAS
MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION - CLERK'S FILE No. 2015013422 & 2015013424, REAL PROPERTY RECORDS, MONT. CO., TEXAS
MESC ENTERPRISES, INC. - CLERK'S FILE No. 2015028744, REAL PROPERTY RECORDS, MONT. CO., TEXAS

9.) THE REAR 16 FT. UTILITY EASEMENT AND ALONG LOTS 27, 28, 29, AND 30 BLOCK ONE, CROWN OAKS, SECTION ONE AS DEDICATED BY THE PLAT OF THE SAME IS SUBJECT TO A RELEASE OF EASEMENT RIGHTS EXECUTED BY MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, INC. BY INSTRUMENTS RECORDED IN CLERK'S FILE No. 2015013422 AND 2015013424, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.

10.) THE REAR 16 FT. UTILITY EASEMENT AND 8 FT. WIDE SIDE LOT LINE UTILITY EASEMENTS ALONG LOTS 27, 28, 29, AND 30 BLOCK ONE, CROWN OAKS, SECTION ONE AS DEDICATED BY THE PLAT OF THE SAME ARE SUBJECT TO A RELEASE OF EASEMENT RIGHTS EXECUTED BY MESC ENTERPRISES, INC. BY INSTRUMENT RECORDED IN CLERK'S FILE No. 2015028744, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.

11.) THE HEREON SHOWN RESIDUAL PORTION (0.6136 ACRES) OF LOT 28, BLOCK ONE, CROWN OAKS, SECTION ONE IS SUBJECT TO THAT CERTAIN EASEMENT AGREEMENT FOR ACCESS FROM MAJESTIC DRIVE TO THE WHALEY FAMILY PARTNERSHIP CALLED 280.923 ACRE TRACT, AS GRANTED WAYNE WHALEY AND CINDY F. WHALEY BY CONROE CROWN OAKS, LTD. BY INSTRUMENT RECORDED IN CLERK'S FILE No. 2005-003360, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.

LAND SURVEY OF:
2.1374 ACRES AND 0.6136 ACRES BEING OUT OF
AND A PART OF THE RESIDUAL OF LOTS 28 AND 29
BLOCK ONE, CROWN OAKS, SECTION ONE
A SUBDIVISION SITUATED IN THE
MATTHEW CARTWRIGHT SURVEY, A-135 AND THE
JOHN SEALY SURVEY, A-758, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN
CABINET "L", SHEET 181, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

PREPARED BY:

Johnston
Surveying
133 LaQuinta Drive - Conroe, Texas 77304
PH: (936) 856-8265 FAX: (936) 890-6119
TBPLS FIRM No. 10051900

APRIL 07, 2015 SCALE: 1" = 50 FT.

NOTES:

1.) ALL BEARINGS SHOWN HEREON ARE BASED ON RECORD BEARINGS (COURSE DESIGNATED BY *) AS PER THE NORTH R.O.W. LINE OF MAJESTIC DRIVE PER THE FINAL PLAT OF CROWN OAKS, SECTION ONE RECORDED IN CABINET "L", SHEET 181, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

2.) THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS OF CROWN OAKS, SECTION ONE AS RECORDED IN CLERK'S FILE No. 99018670, 99054156, 99105361, 2007-100606, 2008-011977, 2008-097868, 2008-121125, 2009-028212, 2012006062, AND 2013088349, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.

3.) THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, CONROE TEXAS, G.F. No. CTH-CO-CIT 15649828HB, DATED FEBRUARY 25, 2015, ISSUED MARCH 04, 2015. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY JOHNSTON SURVEYING.

4.) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY NOT SHOWN HEREON.

5.) PER THE FINAL PLAT OF CROWN OAKS, SECTION ONE, THERE IS CALLED A DRAINAGE EASEMENT 15 WIDE ON EACH SIDE OF THE CENTER LINE OF ALL CREEKS, GULLIES RAVINES AND OTHER NATURAL DRAINAGE COURSES LOCATED THROUGHOUT THE SECTION. HOWEVER, NO NATURAL DRAINAGE COURSES WHERE OBSERVED TO EXIST ON, OVER OR ACROSS THE HEREON SHOWN PROPERTY AT THE TIME OF SURVEY.

6.) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

JOB No. 35-14
PART 3 OF 3
PARTS 1 AND 2 ARE METES AND BOUNDS DESCRIPTIONS
F.B. No. 101, PAGE 36
PROPOSED INSURED: Stanley Patrick Simpson
G.F. No. CTH-CO-CIT15649828HB

OFFICE UPDATE APRIL 16, 2015 - REVISED NOTES AND REMOVED GRAPHIC 8 FT. UE ALONG COMMON LINE OF LOTS 28/29 - SEE NOTES 8 & 10 AT LEFT.

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE VISIBLE FACTS AS FOUND AT THE TIME WITH REGARDS TO THE LOCATION OF THE BOUNDARY LINES AND/OR IMPROVEMENTS WITHIN THE SAME, UNLESS OTHERWISE SHOWN OR NOTED HEREON.

THIS DOCUMENT IS FOR LEGAL/LENDER/OWNER REVIEW PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document without an original signature.

W. DAVID JOHNSTON
R.P.L.S. 4497

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