

1419 Primrose Street

Being a tract of land situated in the Montgomery County School Land Survey, Abstract No. 350, Montgomery County, Texas, and being a portion of Lot 9A, in Block 2, Section 7 of Lake Chateau Woods Subdivision, as recorded in Volume 7, Page 283, Map Records of Montgomery County, Texas, same being that tract of land conveyed to SPH Property One, LLC, a Delaware Limited Liability Company, by deed recorded in County Clerk File No. 2019046385, Real Property Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

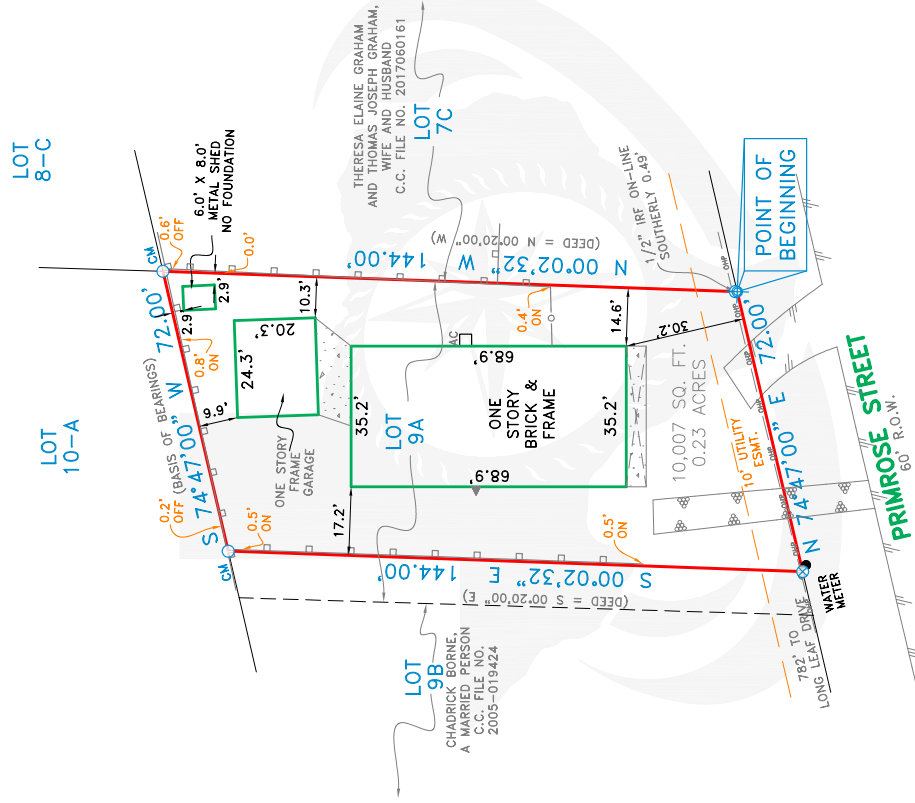
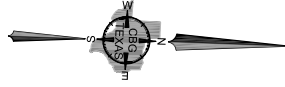
BEGINNING at a point for corner, said corner being the Northeast corner of that tract of land conveyed to Theresa Elaine Graham and Thomas Joseph Graham, wife and husband, by deed recorded in County Clerk File No. 2017060161, Real Property Records of Montgomery County, Texas and lying along the South line of Primrose Street (60 foot right-of-way), from which a 1/2 inch iron rod found on-line bears in a Southerly direction at a distance of 0.49 feet for reference;

THENCE North 74 degrees 47 minutes 00 seconds East, along aforementioned South line of Primrose Street, a distance of 72.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Chadrick Borne, a married person, by deed recorded in County Clerk File No. 2005-019424, Real Property Records of Montgomery County, Texas;

THENCE South 00 degrees 02 minutes 32 seconds East, along the West line of said Borne tract, a distance of 144.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Borne tract and lying along the North line of Lot 10-A of said Lake Chateau Woods Subdivision;

THENCE South 74 degrees 47 minutes 00 seconds West, along the North line of said Lot 10-A, a distance of 72.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Theresa Elaine Graham, wife and husband, by deed recorded in County Clerk File No. 2017060161, Real Property Records of Montgomery County, Texas, and the Southeast corner of said Graham tract;

THENCE North 00 degrees 02 minutes 32 seconds West, along the East line of said Graham tract, a distance of 144.00 feet to the POINT OF BEGINNING and containing 10.007 square feet or 0.23 acres of land.



This survey is made in conjunction with the information provided by Fidelity National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date examined the original plat and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

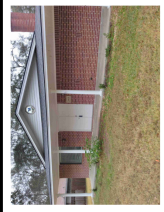
Accepted by: _____ Purchaser
 _____ Purchaser

NOTES:
 BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 2019046385.
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 481390545G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

Drawn By: MARIA
 Scale: 1" = 30'
 Date: 12/10/19
 OF NO.: FTH-07-
 FAH19010693M
 Job No.: 1924151

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CBG
 SURVEYING TEXAS LLC
 2019 - Houston - San Diego - Austin - San Antonio



Fidelity National Title
 Insurance Company

LEGEND

| | |
|---------------------------|-----------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ○ 1" PIPE FOUND | □ CM CONTROLLING INSTRUMENT |
| ⊗ "X" FOUND/SET | □ AIR CONDITIONER |
| ⊕ POLE FOR | □ PE EQUIPMENT |
| ⊗ 5/8" ROD FOUND | ● TRANSFORMER |
| T | ■ CULMIN |
| ■ UNDERGROUND | ▲ ELECTRIC |
| ▲ ELECTRIC | ○ ON-POWER |
| ○ ON-POWER | ○ OVERHEAD |
| ○ OVERHEAD | ○ BARRED WIRE |
| ○ BARRED WIRE | ○ EDGE OF ASPHALT |
| ○ EDGE OF ASPHALT | ○ EDGE OF GRAVEL |
| ○ EDGE OF GRAVEL | ○ CHAIN LINK |
| ○ CHAIN LINK | ○ STONE |
| ○ STONE | ○ CONCRETE |
| ○ CONCRETE | ○ COVERED AREA |
| ○ COVERED AREA | ○ DOUBLE SIDED WOOD FENCE |
| ○ DOUBLE SIDED WOOD FENCE | ○ BRICK |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN COUNTY CLERK'S FILE NOS.
 9326696, 9938697,
 9427541, 9427541, 9428986,
 9427541, 9427541, 9428986,
 9504982, 9512513, 9513514,
 9520670, 9515419,
 9521681, 9423631, 9517212,
 VOLUME 7, PAGES 283

NOTE: BORROWER: ERIC G. HOLIDAY AND KELLY J. HOLIDAY