

REMAINDER OF THE JOHNSON'S BLUFF PUBLIC PARK VOL. 5, PG. 249 MR MCT

CALLED 2.257 ACRES OUT OF LOT 6 SAN JACINTO GARDENS VOL. 5, PG. 249 PR MCT WILLIAM T. FOWLER, TRUSTEE CCF 2004-036246 OPR MCT

REMAINDER OF THE JOHNSON'S BLUFF PUBLIC PARK VOL. 5, PG. 249 MR MCT

REMAINDER OF A CALLED LOT 6 SAN JACINTO GARDENS VOL. 5, PG. 249 PR MCT 14681 COUSHATTA TRAIL, LLC CCF 2006-038680 OPR MCT

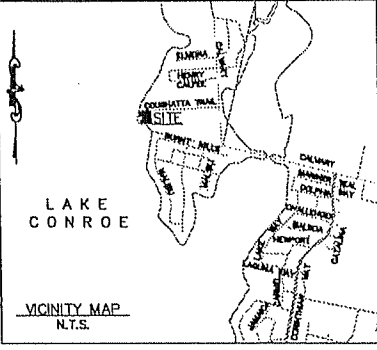
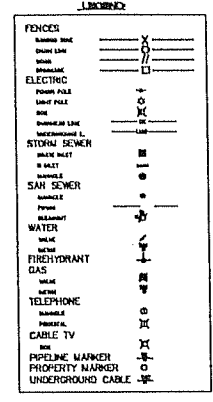
SUBJECT TRACT 115,900 SQ. FT. 2.66 ACRES

LINE	LENGTH	BEARING
L1	116.65	N30°43'56"W
L2	112.29	N50°22'46"W
L3	5.42	N12°22'42"E
L4	5.78	N30°07'46"E
L5	6.56	N37°54'36"E
L6	19.88	N55°43'37"E
L7	47.98	N72°10'45"E
L8	47.49	N15°41'53"W
L9	6.76	S73°09'19"W
L10	56.07	N61°00'50"W
L11	69.59	S30°50'30"W
L12	8.92	S76°38'53"W
L13	93.49	N57°25'29"W
L14	15.83	N25°22'55"W

BENCHMARK
BM #132 EL. 233.70 (1973 ADL)
CHISELED SQUARE ON NORTHWEST HEADWALL, 24 FEET NORTHWEST OF CENTERLINE OF FM 1067 AT ATRONS CREEK.

ITEM A
SET 800-NAIL IN POWER POLE ELEV. 211.30
SET 800-NAIL IN POWER POLE IN THE NORTH RIGHT-OF-WAY OF COUSHATTA TRAIL.

ITEM B
SET 800-NAIL ELEV. 203.74'
SET 800-NAIL IN AN EXISTING BULLHEAD.



METES AND BOUNDS
SUBJECT TRACT
2.66 ACRES (115,900 SQUARE FEET)
ALL THE REMAINDER OF LOT 6
SAN JACINTO GARDENS
T. JAMES SURVEY, ABSTRACT 287
MONTGOMERY COUNTY, TEXAS

Being 2.66 acres (115,900 square feet) of land, all of the remainder of a called Lot 6, San Jacinto Gardens, recorded under Volume 5, Page 249 Map Records of Montgomery County, Texas (MR MCT), conveyed to 14681 Coushatta Trail, LLC by deed recorded under County Clerk's File Number (CCF) 2006-038680 Official Public Records of Montgomery County, Texas (OPR MCT), sold 2.66 acre tract lying in the T. James Survey, Abstract 287 and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1 inch iron pipe in the South right-of-way (ROW) of Coushatta Trail, 50' ROW, marking the common corner of a called Lots 7 and 8 of said Subdivision;

THENCE North 88°56'47" West, along said ROW, a distance of 430.7 feet to a point for corner, marking the Northwest corner of said Lot 6, also being the Northwest corner of said Lot 6 and the POINT OF BEGINNING, from which a found 1 inch iron pipe bears North 00°15'32" West, a distance of 1.06 feet;

THENCE South 00°15'32" East, a distance of 461.44 feet to a point for corner in the Northeast line of a called Lot 1, Cape Malibu Subdivision, recorded under Volume 7, Page 285 MR MCT, marking the Southwest corner of said Lot 7, also being the Southwest corner of the herein described tract, from which a found 2 1/2 inch iron pipe bears South 00°19'21" East, a distance of 0.86 feet;

THENCE North 72°10'45" West, along said Lot 1, passing at a distance of 121.1 feet a set 5/8 inch iron rod with cap for reference and continuing for a total distance of 126.17 feet to a point for corner on the inside wall of an existing Bullhead, marking the Southwest corner of the herein described tract;

THENCE along an existing bulkhead the following fourteen (14) courses:

1. North 30°43'56" West, a distance of 116.65 feet
2. North 50°22'46" West, a distance of 112.29 feet
3. North 12°22'42" East, a distance of 5.42 feet
4. North 30°07'46" East, a distance of 5.78 feet
5. North 37°54'36" East, a distance of 6.56 feet
6. North 55°43'37" East, a distance of 19.88 feet
7. North 72°10'45" East, a distance of 47.98 feet
8. North 15°41'53" West, a distance of 47.49 feet
9. South 73°09'19" West, a distance of 6.76 feet
10. North 61°00'50" West, a distance of 56.07 feet
11. South 30°50'30" West, a distance of 69.59 feet
12. South 76°38'53" West, a distance of 8.92 feet
13. North 57°25'29" West, a distance of 93.49 feet
14. North 25°22'55" West, a distance of 15.83 feet

THENCE North 21°00'40" East, passing at a distance of 5.00 feet a set 5/8 inch iron rod with cap for reference and continuing for a total distance of 154.80 feet to a set 5/8 inch iron rod with cap in said South ROW, marking the Northwest corner of the herein described tract;

THENCE South 88°56'47" East, along said South ROW, a distance of 337.50 feet to the POINT OF BEGINNING and containing a computed 2.66 acre (115,900 square feet) of land.

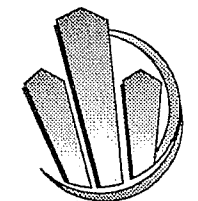
NOTES:

1. Bearings based on the Northeast line of Cape Malibu Subdivision, as recorded under Volume 7, Page 285 MR MCT.
 2. Survey was done without benefit of title examination from Title Co. and may not show all easements and other encumbrances of record.
 3. Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Montgomery County, Texas, Map Number 48339C0200P, effective date of December 19, 1996, and the map indicates this tract to be in "Zone X", determined to be outside the 100 year flood plain; no portion of this plot lies within a designated Special Flood Hazard Area, inundated by 100 year flood or other flood areas.
- Warning: If this site is not within a designated Special Flood Hazard Area, this statement does not imply that the property, and/or the structures thereon will be free from flooding or flood damage. This determination has been made by walking the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
4. Elevation of Lake Conroe was recorded at time of survey and is subject to change.
 5. Remainder of the Johnson's Bluff Public Park, as recorded under Volume 5, Page 249 MR MCT, is maintained by San Jacinto Gardens Civic Club.

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALL OF THE REMAINDER OF LOT 6
SAN JACINTO GARDENS
RECORDED UNDER VOL. 5, PG. 249 MR MCT
T. JAMES SURVEY, ABSTRACT 287
MONTGOMERY COUNTY, TEXAS**

SURVEYOR CERTIFICATION
I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

David J. Strauss
R.P.L.S. 4833
Date: June 3, 2010
Revised Date: September 13, 2010



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