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RJP J

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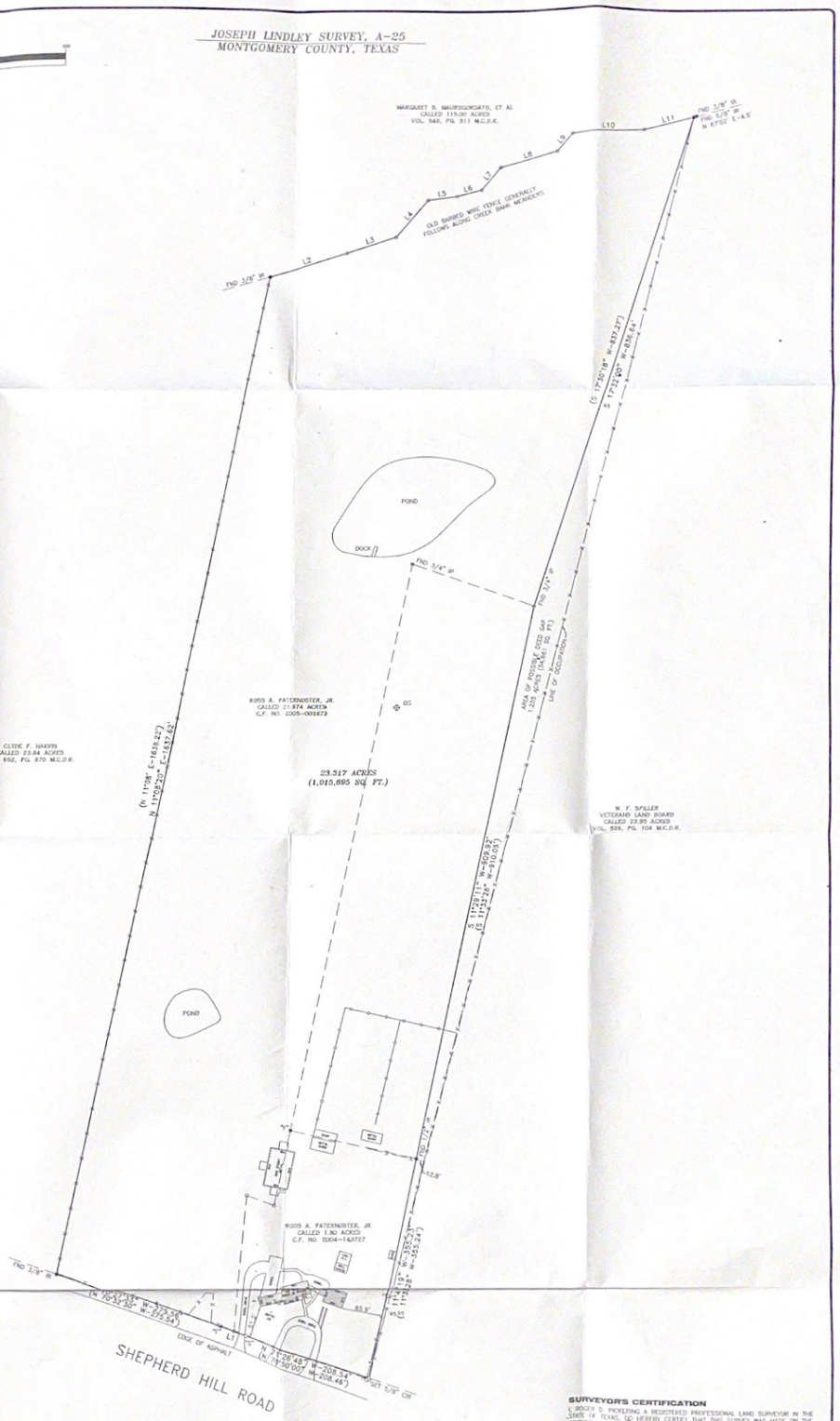
GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NORTH

JOSEPH LINDLEY SURVEY, A-25
MONTGOMERY COUNTY, TEXAS



LEGEND:

AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
CONC – CONCRETE
– ELECTRIC BOX
– TELEPHONE BOX
– CABLE TELEVISION BOX
– GAS METER
– WATER METER
– LIGHT POLE
– SANITARY SEWER MANHOLE
– STORM SEWER MANHOLE
– TELEPHONE MANHOLE
– ELECTRIC MANHOLE
– SAMPLE WELL
– DRAINAGE INLET
– FIBEROPTICS MARKER
– UNDERGROUND TELEPHONE MARKER
– GAS MARKER
– PIPELINE MARKER
– FIRE HYDRANT
– WATER VALVE
– GAS VALVE
– MONITORING WELL
– UTILITY POLE
– ELECTRIC METER
– TRAFFIC SIGNAL POLE
– TRAFFIC CONTROL BOX
– BENCHMARK
F.C. – FILM CODE
C.F. NO. – CLERK'S FILE NUMBER
M.C.D.R. – MONTGOMERY COUNTY DEED RECORDS
M.C.M.R. – MONTGOMERY COUNTY MAP RECORDS
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
SQ.FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM.S.E. – STORM SEWER EASEMENT
HL&P – HOUSTON LIGHTING & POWER
ESMT. – EASEMENT
U.E. – UTILITY EASEMENT
– OVERHEAD UTILITY LINES
– BARBED WIRE FENCE
– CHAIN LINK FENCE
– WOODEN FENCE
– WROUGHT IRON FENCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°03'28" W	42.46'
RECORD	N 70°03'26" W	47.46'
L2	N 72°00'15" E	130.00'
RECORD	N 72°58' E	130.0'
L3	N 71°50'15" E	83.60'
RECORD	N 71°50' E	83.8'
L4	N 40°32'15" E	79.00'
RECORD	N 40°30' E	79.0'
L5	N 82°31'15" E	46.80'
RECORD	N 82°29' E	46.8'
L6	N 71°00'15" E	41.00'
RECORD	N 74°58' E	41.0'
L7	N 74°54'15" E	48.20'
RECORD	N 74°52' E	48.2'
L8	N 75°14'15" E	93.70'
RECORD	N 75°12' E	93.7'
L9	N 42°01'15" E	36.90'
RECORD	N 41°36' E	36.9'
L10	N 68°19'15" E	118.00'
RECORD	N 68°17' E	118.0'
L11	N 75°22'30" E	83.75'
RECORD	N 75°27' E	83.8'

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 23.317 ACRE (1,015,695 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED JOSEPH LINDLEY SURVEY, A-25, MONTGOMERY COUNTY, TEXAS AND BEING THE SAME CALLED 23.57 ACRE TRACT DESCRIBED IN VOLUME 536, PAGE 61 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 23.317 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 23.57 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 21.674 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NO. 2005-003873 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS AND LYING IN THE NORTH LINE OF SHEPHARD HILL ROAD;

THENCE, N 11°08'20" E-1637.42 FEET (CALLED N 11°08' E-1638.22 FEET) WITH THE WEST LINE OF SAID 23.57 ACRE TRACT AND THE 21.674 ACRE TRACT TO A 3/8 INCH IRON ROD FOUND IN A CREEK FOR THE NORTHWEST CORNER OF THE SAID TRACTS AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF THE 23.57 ACRE TRACT AND THE 21.674 ACRE TRACT WITH THE MEANDERS OF THE CREEK THE FOLLOWING COURSES:

N 7°00'15" E-130.00 FEET (CALLED N 72°58' E-130.0 FEET)
N 71°52'15" E-83.60 FEET (CALLED N 71°50' E-83.8 FEET)
N 40°32'15" E-79.00 FEET (CALLED N 40°30' E-79.0 FEET)
N 82°31'15" E-46.80 FEET (CALLED N 82°29' E-46.8 FEET)
N 71°00'15" E-41.00 FEET (CALLED N 74°58' E-41.0 FEET)
N 39°54'15" E-48.20 FEET (CALLED N 39°52' E-48.2 FEET)
N 75°14'15" E-93.70 FEET (CALLED N 75°12' E-93.7 FEET)
N 42°01'15" E-36.90 FEET (CALLED N 41°58' E-36.9 FEET)
N 68°19'15" E-118.00 FEET (CALLED N 68°17' E-118.0 FEET)
N 75°28'35" E-83.71 FEET (CALLED N 75°27' E-83.8 FEET) TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE 21.674 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A CALLED 23.85 ACRE TRACT RECORDED IN VOLUME 536, PAGE 104 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS N 67°02' E-4.5 FEET;

THENCE, S 17°32'00" W-836.64 FEET (CALLED S 17°50'18" W-837.27 FEET) WITH THE EAST LINE OF THE SAID 21.674 ACRE TRACT TO A 3/4 INCH IRON PIPE FOUND MARKING AN ANGLE POINT OF THE 21.674 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, S 11°29'11" W-909.92 FEET (CALLED S 11°33'28" W-910.05 FEET) CONTINUING ALONG THE EAST LINE OF THE 21.674 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR NORTHERLY SOUTHEAST CORNER OF THE 21.674 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.80 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NO. 2004-143727 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 11°41'19" W-355.23 FEET (CALLED S 11°33'28" W-355.24 FEET) CONTINUING ALONG THE EAST LINE OF THE 1.80 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET IN THE NORTH LINE OF AFORESAID SHEPHERD HILL ROAD MARKING THE SOUTHEAST CORNER OF THE 1.80 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE 23.57 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 71°26'48" W-208.54 FEET (CALLED N 70°50'00" W-208.48 FEET) ALONG THE NORTH LINE OF SHEPHERD HILL ROAD AND THE SOUTH LINE OF THE 1.80 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHERLY SOUTHEAST CORNER OF THE AFORESAID 21.674 ACRE TRACT;

THENCE, N 70°03'28" W-42.46 FEET CONTINUING ALONG THE NORTH LINE OF SHEPHERD HILL ROAD AND THE SOUTH LINE OF THE 21.674 ACRE TRACT TO A 1/2 INCH IRON FOUND FOR AN ANGLE POINT OF THE 21.674 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, N 70°27'33" W-275.58 FEET (CALLED N 70°32'30" W-275.54 FEET) CONTINUING ALONG THE NORTH LINE OF SHEPHERD HILL ROAD WITH THE SOUTH LINE OF THE 21.674 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 23.317 ACRES (1,015,695 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY TSI TITLE COMPANY OF TEXAS, INC. GF NO. 5732-2086, EFFECTIVE DATE JANUARY 2, 2013.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C 0085L, EFFECTIVE DATE 8-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYORS CERTIFICATION

I, ROGER D. PICKERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

Roger D. Pickering 02/10/14
ROGER D. PICKERING, DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879

SHEET 1 OF 1

SCALE: 1"=80' DATE: 02-08-13
REVISION: BOUNDARY CORRECTION 02-07-14
BOOK: N/A
DRAWN BY: R.D.P.
APPROVED BY: R.D.P.
PROJECT NO.: 70623-13

ROSS AND BARI LYN PATERNOSTER

BORROWER: ROSS AND BARI LYN PATERNOSTER
LENDER: QUICKEN LOANS, INC.
PROPERTY ADDRESS: 10740 SHEPARD HILL ROAD
WILLIS, TEXAS 77318

BOUNDARY AND IMPROVEMENT SURVEY

ALL THAT CERTAIN 23.317 ACRE (1,015,695 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JOSEPH LINDLEY SURVEY, A-25, MONTGOMERY COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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