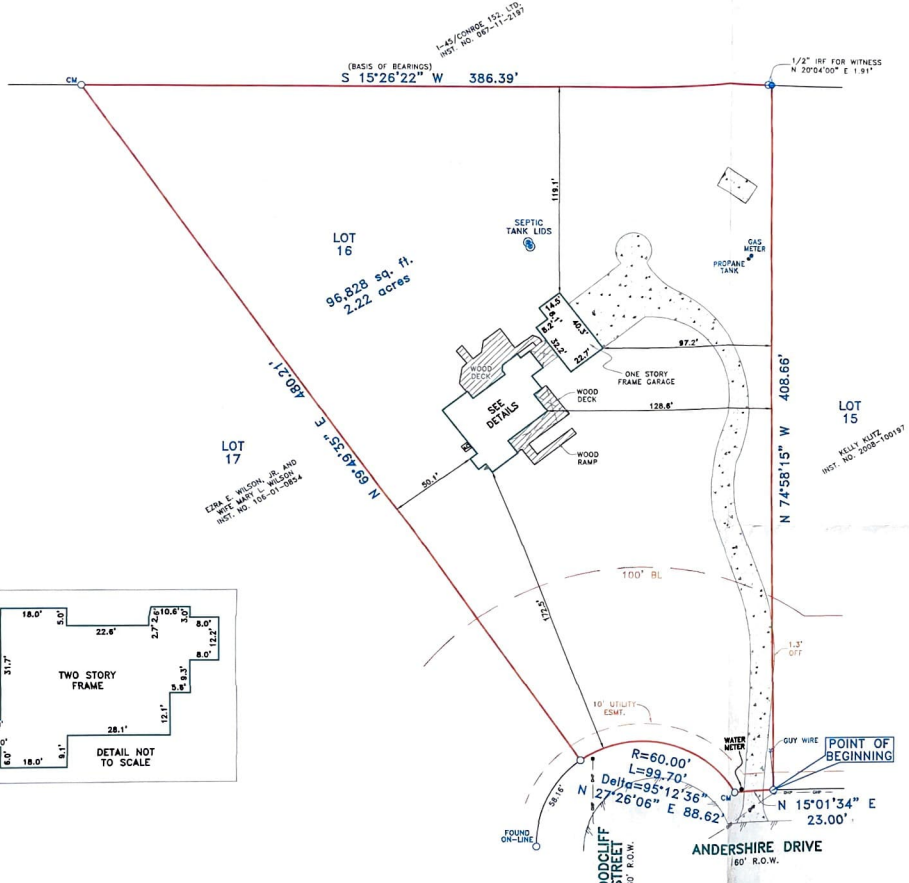

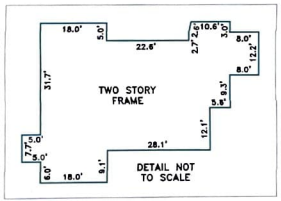

6156 Andershire Drive

Being a tract of land situated in the James Edward Survey, Abstract No. 190, Montgomery County, Texas, same being Lot 16, in the Replat of Andershire Estates, a subdivision in Montgomery County, Texas, according to the Map thereof recorded in Cabinet C, Sheet 77A, Map Records, Montgomery County, Texas, same being that tract of land conveyed to Charles L. Irvin and spouse, Shirley J. Irvin, by deed recorded in Instrument No. 008-00-0534, Deed Records, Montgomery County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 15 of said subdivision, and in the East line of Andershire Drive (60 foot right-of-way);

THENCE North 15 degrees 01 minutes 34 seconds East, along the East line of said Andershire Drive, a distance of 23.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East line of said Andershire Drive, said corner being the beginning of a curve to the left, having a radius of 60.00 feet, a delta of 95 degrees 12 minutes 36 seconds, and a chord bearing and distance of North 27 degrees 26 minutes 06 seconds East, 88.62 feet;

THENCE, along the Easterly line of said Andershire Drive, and along said curve to the left, an arc length of 99.70 feet to a 1/2 inch iron rod found for corner, said corner being in the Easterly line of said Andershire Drive, and the Southwest corner of Lot 17, of said subdivision;

THENCE North 69 degrees 49 minutes 35 seconds East, along the South line of said Lot 17, a distance of 480.21 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 17, and on the West line of that tract of land conveyed to I-45/Conroe 152, LTD., by deed recorded in Instrument No. 067-11-2197, Deed Records, Montgomery County, Texas;

THENCE South 15 degrees 26 minutes 22 seconds West, along the West line of said Conroe tract, a distance of 386.39 feet to a point for corner, said corner being in the West line of said Conroe tract, and the Northeast corner of said Lot 15, from which a 1/2 inch iron rod found for witness bears North 20 degrees 04 minutes 00 seconds East, a distance of 1.91 feet;

THENCE North 74 degrees 58 minutes 15 seconds West, along the North line of said Lot 15, a distance of 408.66 feet to the POINT OF BEGINNING, and containing 96,828 square feet or 2.22 acres of land.

40' 20' 0 40' 80'

SCALE: 1" = 40'

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Thomas W. Mauk) hereby certifies to Stephen Ryan Edwards, Lauren Hartz Edwards, Gateway Mortgage Group, Inc., and Fidelity National Title, in connection with the transaction described in G.F. FTH-12-FAH16000043AP that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 17th day of May, 2016.

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 LAND SURVEYOR

Thomas W. Mauk
Registered Professional Land Surveyor No. 5119

Fidelity National Title Insurance Company

NOTE: According to the F.I.R.M. in Map No. 48339C0380G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CAB. C, SHEET 77A; VOL. 1129, PG. 356; VOL. 1139, PG. 164; C.F. NO. 8745650; 8643687

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- POINT FOR CORNER
- "X" FOUND / SET
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- PE – POOL EQUIPMENT
- BRICK COLUMN
- AC – AIR CONDITIONING
- FIRE HYDRANT
- OGS — OGS — OHP — OHP
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5" WIDE TYPICAL BARBED WIRE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH/DECK OR CARPORT
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	05/17/16	1606483	FTH-12-FAH16000043AP	WTH

2.22 ACRES

LOT 16, ANDERSHIRE

MONTGOMERY COUNTY, TEXAS

6156 ANDERSHIRE DRIVE