

CF NO. 200006998 TEXAS HOMELAND TITLE
 ADDRESS: 8523 PINE SHADOWS ROAD
 CLEVELAND, TEXAS 77328
 BORROWER: RUDY BAZAN, JR. AND
 THANYA BAZAN

7.007 ACRES
 SITUATED IN THE ELIJAH
 VOTAW SURVEY, A-584
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: 60 FOOT ROAD EASEMENT FOR HIGHWAY AND EGRESS
 PURPOSES PER CT. NO. 8015765.



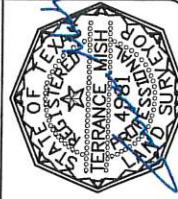
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 MAP REVISION: 06/18/2014
 ZONE X ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURVEYOR'S INTEREST OR
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CF NO. 8031515 M.C.D.R.

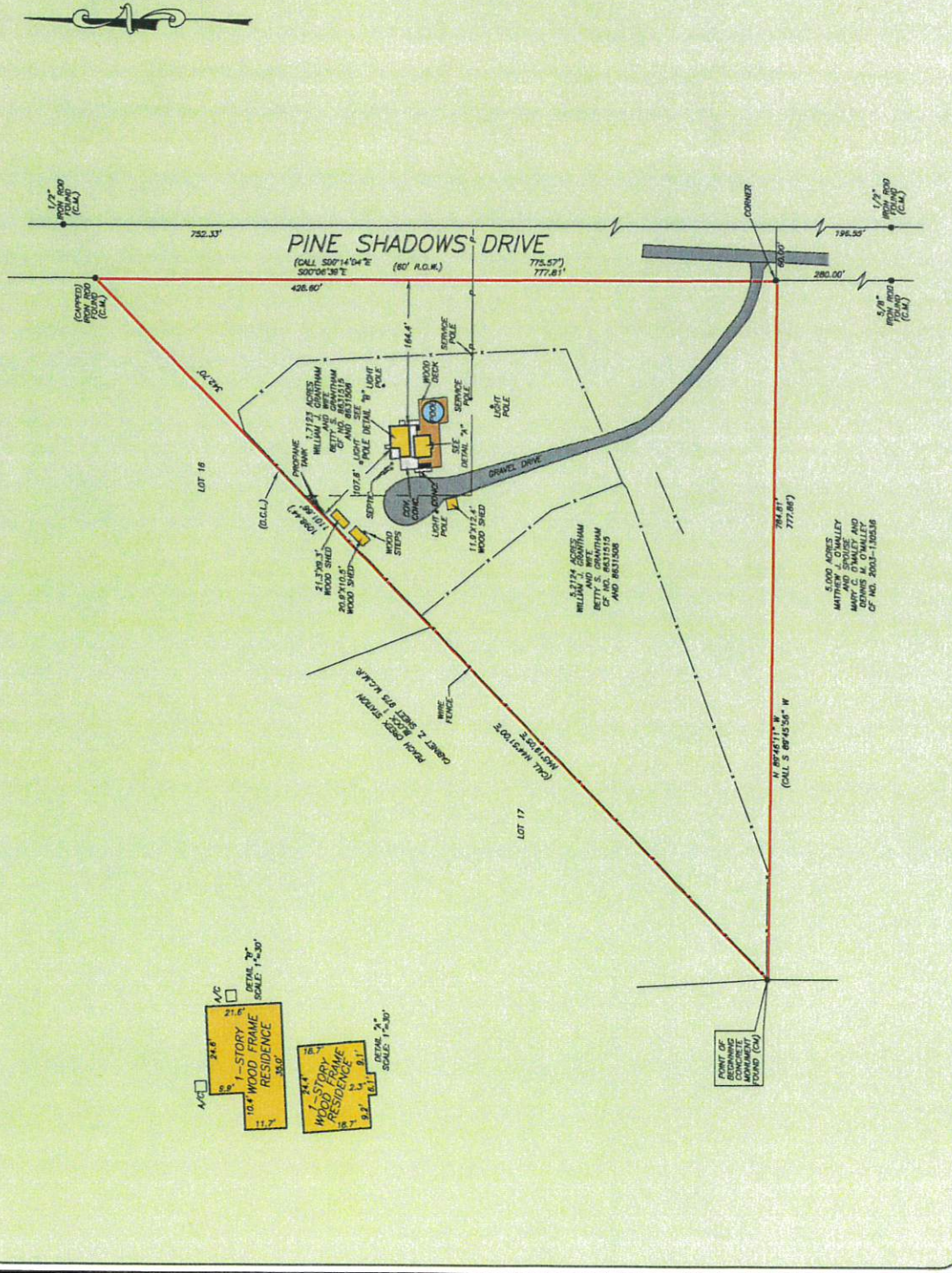
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ACCORDING TO THE BEST PRACTICES OF THE
 PROFESSION AND THAT THERE ARE NO
 UNDISCOVERED ENCUMBRANCES OR
 INTERESTS EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 RESTRICTED TO THE PURPOSES AND
 AS STATED IN THE INSTRUMENT AND
 REFERENCED TITLE COMMITMENT WAS RELEASD
 UPON THE PREPARATION OF THIS SURVEY.

PRECISION SURVEYORS, L.P.
 1800 W. 10TH STREET
 SUITE 100
 FORT WORTH, TEXAS 76102
 JULY 2, 2020



1-800-LANDSURVEY
 www.precisionurveyors.com
 281-495-1586 FAX: 281-495-1587
 850 INDEPENDENCE STREET SUITE 100 HOUSTON TEXAS 77079 1777 W. COOP #10 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

SCALE: 1" = 120'



PRECISION
 surveyors



Donna Rodriguez
 936-539-3360



STATE OF TEXAS

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COUNTY OF MONTGOMERY

BEING 7.007 ACRES (305,212 SQUARE FEET) OF LAND SITUATED IN THE ELIJAH VOTAW SURVEY, ABSTRACT No. 584, MONTGOMERY COUNTY, TEXAS AND BEING A COMBINATION OF TWO (2) TRACTS CONVEYED TO WILLIAM J. GRANTHAM, ET UX, BEING A CALLED 1.7123 ACRE TRACT RECORDED IN COUNTY, CLERK FILE No. (C.C.F. No.) 8631508 AND A CALLED 5.2124 ACRE TRACT RECORDED IN C.C.F. No. 8631515, OFFICIAL RECORDS MONTGOMERY COUNTY, TEXAS (O.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED IN C.C.F. No. 8631515, O.R.M.C.T.)

BEGINNING at a found concrete monument for the common Southwest corner of herein described tract and the south corner of Lot 17, Block 1, Peach Creek Station, recorded in Cabinet "Z", Sheet 975, Map Records Montgomery County, Texas (M.R.M.C.T.);

THENCE, **NORTH 45°19'05" EAST, 1101.66 Feet** (call North 44°51'00" East, 1098.44 Feet), along the common Northwesterly line of herein described tract and the southeasterly line of said Block 1, Peach Creek Station, to a found capped iron rod in the west right-of-way (ROW) line of Pine Shadows Drive (60 Foot ROW) for the Northeast corner of herein described tract;

THENCE, **SOUTH 00°06'39" EAST, 777.81 Feet** (call South 00°14'04" East, 775.57 Feet), along the common East line of herein described tract and the west ROW line of said Pine Shadows Drive, to a point for the common Southeast corner of herein described tract and the northeast corner of a called 5.000 Acre tract conveyed to Matthew J. O'Malley, et ux and Dennis M. O'Malley, recorded in C.C.F. No. 2003-130536, O.R.M.C.T.;

THENCE, **NORTH 89°46'11" WEST, 784.81 Feet** (call South 89°45'56" West, 777.86 Feet), departing the west ROW line of said Pine Shadows Drive and along the common South line of herein described tract and the north line of said called 5.000 Acre tract conveyed to Matthew J. O'Malley, et ux and Dennis M. O'Malley to the POINT OF BEGINNING containing 7.007 Acres (305,212 Square Feet) of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 20-06009
July 30, 2020