

22817 TX-Old San Antonio Road

Being known as Lot 7 and B, Block 1 out of I-45 and OSR Estates, Phase One, according to the Plat thereof recorded in Volume 1, Page 8, Real Property Records of Madison County, Texas, being situated in the J.M. Robinson Survey, Abstract Number 204 in Madison County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the South line of TX-Old San Antonio Road (public right-of-way) and being the Northeast corner of that tract of land conveyed to OSR 786 LLC, a Texas Liability Company, by deed recorded in Volume 1413, Page 325, Deed Records Madison County, Texas;

THENCE South 85 degrees 46 minutes 15 seconds East, along the South line of said TX-Old San Antonio Road, a distance of 481.70 feet to a point for corner, said corner being in a curve to the right, having a radius of 636.18 feet, a delta of 13 degrees 25 minutes 09 seconds a chord bearing and distance of South 79 degrees 03 minutes 42 seconds East, a distance of 148.66 feet;

THENCE along the South line of said TX-Old San Antonio Road and along said curve to the right on an arc length of 149.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Tom Foster and wife, Gloria Foster, by deed recorded in Volume 364, Page 298, Deed Records, Madison County, Texas;

THENCE South 03 degrees 59 minutes 43 seconds West, along the West line of said Foster tract, a distance of 1147.96 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Foster tract and being in the North line of that tract of land conveyed to Willie Turner and Sophia Turner, husband and wife, by deed recorded in Volume 417, Page 248, Deed Records, Madison County, Texas;

THENCE South 89 degrees 49 minutes 20 seconds West, along the North line of said Turner tract, passing at a distance of 172.03 feet to a 3/8 inch iron rod found for corner, said corner being a Northwest corner of said Turner tract and being a Northwest corner of the Survey to Sergio and Sylvia Perez, by deed recorded in Volume 904, Page 340, Deed Records, Madison County, Texas, passing at a distance of 93.18 feet to a 1/2 inch iron rod found on line for reference, passing at a total distance of 547.02 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of foresaid OSR 786 tract;

THENCE North 00 degrees 02 minutes 22 seconds East, along the East line of said OSR 786 tract, a distance of 1210.59 feet to the POINT OF BEGINNING and containing 697.017 square feet or 16.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to the client that, (a) this survey and the property description set forth hereon were prepared in accordance with the rules and regulations of the State of Texas, and that the survey was conducted by the Surveyor, or under his direction, (b) such survey was conducted by the Surveyor, or under his direction, (c) ground conditions were carefully studied on the date of the survey, and the location, size and type of marked monuments, monuments, and other survey by any other parties and/or for other purposes shall be of their own knowledge 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 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 5th day of August, 2016

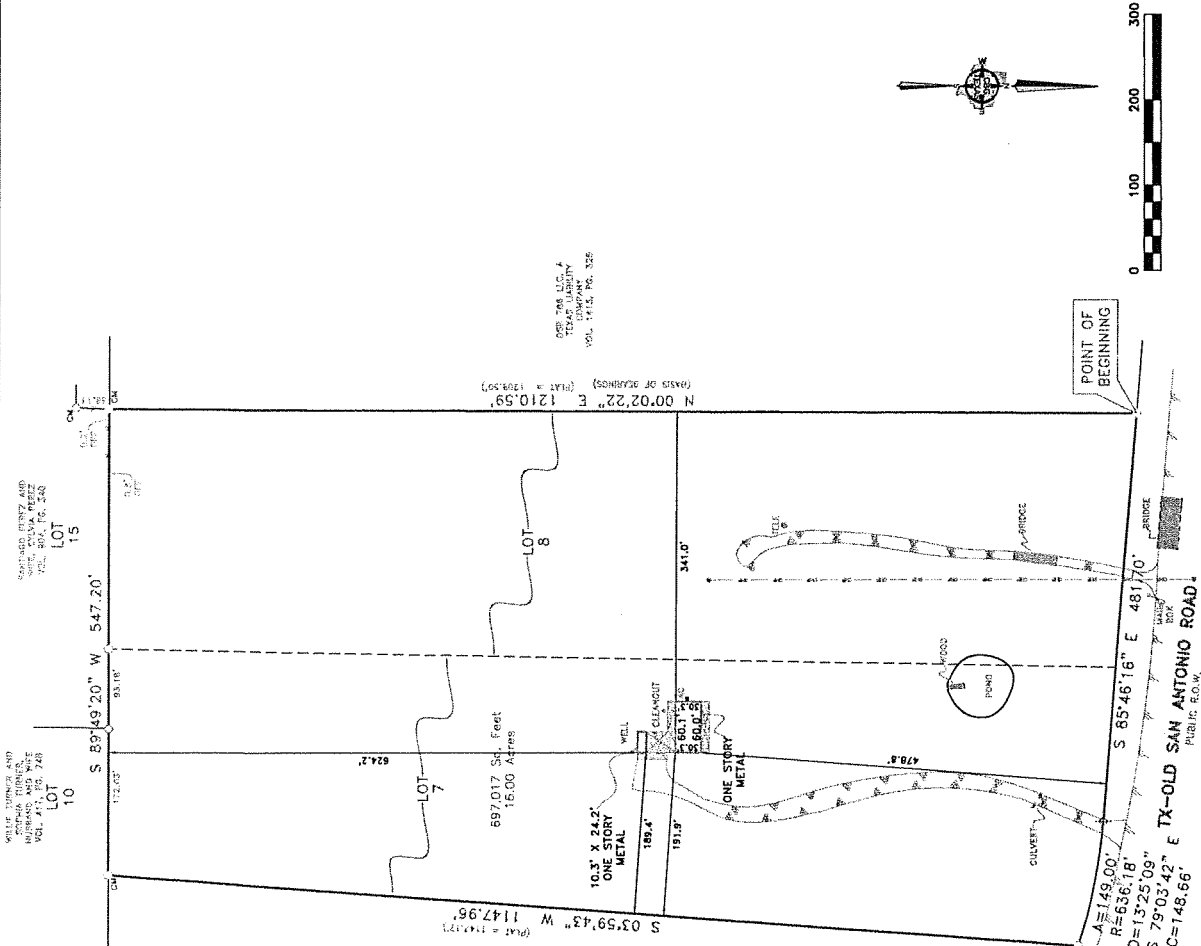


C.N. Fauquier
Registered Professional Land Surveyor No. 4372

ACCEPTED BY:

341 Century Plaza Dr., Ste. 105 Houston, TX 77059 P 281.443.9284 F 281.443.9286 www.cbgsurvey.com	CBG SURVEYING & MAPPING	DATE: 8/5/16	JOB NO.: 1616751	G.F. NO.: N/A	DRAWN: RB
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16.00 ACRES
J.M. ROBINSON SURVEY, ABST. 204
MADISON COUNTY, TEXAS
22817 TX-OLD SAN ANTONIO ROAD



LEGEND

Symbol	Description
Circle with dot	1/2" IRON ROD FOUND
Circle with cross	3/8" IRON ROD FOUND
Circle with X	1" IRON ROD FOUND
Circle with triangle	5/8" IRON ROD FOUND
Circle with square	CONCRETE MONUMENT
Circle with diamond	WOOD MONUMENT
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