C & G LAND SURVEYORS

November 22, 2011

METES AND BOUNDS DESCRIPTION Page 1 of 1 Page

BEING 2.045 acres of land in the Jacob Shannon Survey, A-35, Montgomery County, Texas and being out of and a part of a 2.343 acre tract described in deed to Shannon B. Thornton and wife Deborah B. Thornton recorded under Clerk's File #2008-055042 of the Real Property Records of Montgomery County, Texas (RPRMCT), said 2.045 acres being more particularly described as follows:

BEGINNING at a fence corner post found for the northeast corner of said 2.343 acres and an upper northwest corner of Jerry Clark et al 34.2756 acre tract described in deed recorded under Clerk's File #9905258 RPRMCT, in the south line of Country Lane, no right-of-way found of record, scales sixty feet wide from plat of the Townsite of Dobbin, Texas recorded in Volume 1, Page 25 of Montgomery County Map Records (MCMR);

THENCE S.00°08'00"E., (Call S.00°08'00"E., 391.35') along the east line of said 2.343 acres and one upper west line of said 34.2756 acres for a distance of 392.19 feet (34.2756 Acres Call S.00°08'00"W., 391.35') to a 60d nail at a fence corner post found for the southeast corner of said 2.343 acres and an inside corner of said 34.2756 acres;

THENCE N.89°47'22"W., (Call S.89°47'22"W., 221.52') along the lower south line of said 2.343 acres and one upper north line of said 34.2756 acres for a distance of 221.80 feet (34.2756 Acres Call N.89°44'29"E., 220.16') to a 60d nail at a fence corner post found for the lower southwest corner of said 2.343 acres and an upper northwest corner of said 34.2756 acres in the east line of Thomas M. Mock 5.03 acre tract described in two parcels and recorded under Clerk's File #99001233 RPRMCT;

THENCE N.01°47'53"W., (Call N.01°42'37"W., 171.36') along the lower west line of said 2.343 acres and the east line of said 5.03 acres, passing an inside corner of said 2.343 acres and continuing on across said 2.343 acres for a total distance of 391.21 feet to a capped ½" iron rod set for the northwest corner of herein described tract in the north line of said 2.343 acres and the south line of Country Lane;

THENCE N.89°54'43"E., (Call N.89°53'12"E., 291.93') along the north line of said 2.343 acres and the south line of Country Lane for a distance of 233.16 feet to the POINT OF BEGINNING and containing 2.045 acres of land.

This description is based on a boundary survey and plat prepared this date by C & G Land Surveyors to which further reference is hereby made. $\C\&G\C.045$ Acre Tract



11-22-2011

EXHIBIT 'A'

BEING 2.045 ACRES OF LAND IN THE JACOB SHANNON SURVEY, A-35, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 2.343 ACRE TRACT DESCRIBED IN DEED TO SHANNON B. THORNTON AND WIFE DEBORAH B. THORNTON RECORDED UNDER CLERK'S FILE #2008-055042 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (RPRMCT), SAID 2.045 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 2.343 ACRES AND AN UPPER NORTHWEST CORNER OF JERRY CLARK ET AL 34.2756 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE #990525 8 RPRMCT, IN THE SOUTH LINE OF COUNTRY LANE, NO RIGHT-OF-WAY FOUND OF RECORD, SCALES SIXTY FEET WIDE FROM PLAT OF THE TOWNSITE OF DOBBIN, TEXAS RECORDED IN VOLUME 1, PAGE 25 OF MONTGOMERY COUNTY MAP RECORDS (MCMR);

THENCE S.00°08'00"E., (CALL S.00°08'00"E., 391.35') ALONG THE EAST LINE OF SAID 2.343 ACRES AND ONE UPPER WEST LINE OF SAID 34.2756 ACRES FOR A DISTANCE OF392.19 FEET (34.2756 ACRES CALL S.00°08'00"W., 391.35') TO A 60D NAIL AT A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 2.343 ACRES AND AN INSIDE CORNER OF SAID 34.2756 ACRES;

THENCE N.89°47'22"W., (CALL S.89°47'22"W., 221.52') ALONG THE LOWER SOUTH LINE OF SAID 2.343 ACRES AND ONE UPPER NORTH LINE OF SAID 34.2756 ACRES FOR A DISTANCE OF 221.80 FEET (34.2756 ACRES CALL N.89°44'29"E., 220.16') TO A 60D NAIL AT A FENCE CORNER POST FOUND FOR THE LOWER SOUTHWEST CORNER OF SAID 2.343 ACRES AND AN UPPER NORTHWEST CORNER OF SAID 34.2756 ACRES IN THE EAST LINE OF THOMAS M. MOCK 5.03 ACRE TRACT DESCRIBED IN TWO PARCELS AND RECORDED UNDER CLERK'S FILE #99001233 RPRMCT;

THENCE N.01°47′53″W., (CALL N.01°42′37″W., 171.36′) ALONG THE LOWER WEST LINE OF SAID 2.343 ACRES AND THE EAST LINE OF SAID 5.03 ACRES, PASSING AN INSIDE CORNER OF SAID 2.343 ACRES AND CONTINUING ON ACROSS SAID 2.343 ACRES FOR A TOTAL DISTANCE OF 391.21 FEET TO A CAPPED ½″ IRON ROD SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT IN THE NORTH LINE OF SAID 2.343 ACRES AND THE SOUTH LINE OF COUNTRY LANE;

THENCE N.89°54'43"E., (CALL N89°53'L 2"E., 291.93') ALONG THE NORTH LINE OF SAID 2.343 ACRES AND THE SOUTH LINE OF COUNTRY LANE FOR A DISTANCE OF 233.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.045 ACRES OF LAND.

C & G LAND SURVEYORS - 1210 N Thompson St, Conroe, Texas 77301 - 936.756.6116 1) Title information relied upon for this survey and shown nereon was provided through Tist American Thissurance Company under Q.F. #1590036-H043, Effective Date of Commitment, Novembri 14, 2011, at 8:09a.m., to which further reference is hereby made for all items offecting title, including but not limited to, restrictions, building lines, easements, zoning, and ownership proposed or of record. 5) The property may be subject to rules and regulations of the State of Texas and/or the County of Manigamer or selding to the subdivision and/or division of property. Persons relying on this survey are advised to further check current rules and regulations that may ultimately affect any division of and/or use of this property or the parent tract thereof. THE JACOB SHANNON SURVEY, A-35 D Copyright 2008 C & G Lond Surveyors
This plot and of instance discussions from the browerty of C & C Lond Surveyors.
This document is not to be said, copied, or reproduced in whole or in part, without the consent of C & C Lond Surveyors. I hereby certify that this survey was made on the ground by me or under my direct supervision of the property shown hereon and this survey and plat conform to the minimum standards for a boundary survey as established by the Texas Board of Professional Land Surveying as of this date, to the bast of my knowledge and belief. Liability for this project shall not exceed the amount of the fee charget. 3) The Gulf States Utilities Co. easement in 267/530 MCDR does not appear to affect this property. Title Commitment Item #10, e). 4) The Dobbin-Plantersville Water Supply Corp. easement is fitteen feet wide centered over the line where it is laid. Title Commitment Item #10. f). According to Map Panel 310F of the December 19, 1996 Flood Insurance Rate Map for Montgomery County, Texas the properly shown hereon does not lie within a designated flood hazard area. OUT OF A 2.343 ACRE TRACT Seth M. Gibson Registered Professional Land Surveyar #2000 MONTGOMERY COUNTY, TEXAS To: First American Title Insurance Company and AmericaHomeKey, Inc., exclusively PLAT SHOWING SURVEY OF 2.045 ACRES OF LAND Job #082650 Exhibit "A" Page 1 of 1 Poge Revised November 22, 2011 to re-survey and divide praparty Proposed Borrower, Jimmie W. Brown and Georgia L. Brown Address: 25999 Country Road, Dobbin, Texas 77316 OLD HIGHWAY 105 Map Recorded in: unrecorded G.F. #1590036-H043 \geq Date: May. Power Line, Buried Telephone Cable and Water Line in Roadway 17' Wide Asphall Puml Fnd: 60d at Fence Corner Post CONTROLLING POINT CIONE Deed CON MODULBOUR, 38179, CON 200,08,00,E' 28172. Fnd: 60d at Fence Comer Post CONTROLLING POINT ,61'765 SEFERENCE UNE SCALES 60" MDE FROM PLAT OF TOWNISTE OF DOBBIN, TEXAS RECORDED IN VOLUME 1, PAGE 25 MCMR 2.045 ACRES N.89*47'22"W, 221.80' Cal S.89'47'22"W, 221.52' Clark Deed Call N.89'44'29"E, 220.16' NO RIGHT-OF-WAY FOUND OF RECORD 6'16 233.16 STORY FRAME BRICK & FRAME BRICK BUCK Coli N.B9'53'12'E., 291.93' N. 89'54'43'E., " 25.01 □ 25.01 SHANNON THORNTON ET UX 2 343 ACRES FILE #7008-055042 RPRMCT 600 30.4 LANE 52.6 COII N'01.45,73,M' 131'30. N'01.45,23,M' 381'51, 32.0 Fnd: 60d at Fence Comer Post Fence COII SONTH SSD. Capped Iron Rad Total State of the Coll 5.8924'46"W. 60.00' Ser. 1/2 From COUNTRY CON N.01'36'33"W., 221.01' Fnd:60d at Fence Corner Post GECORD Scale: 1" = 50' Z

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