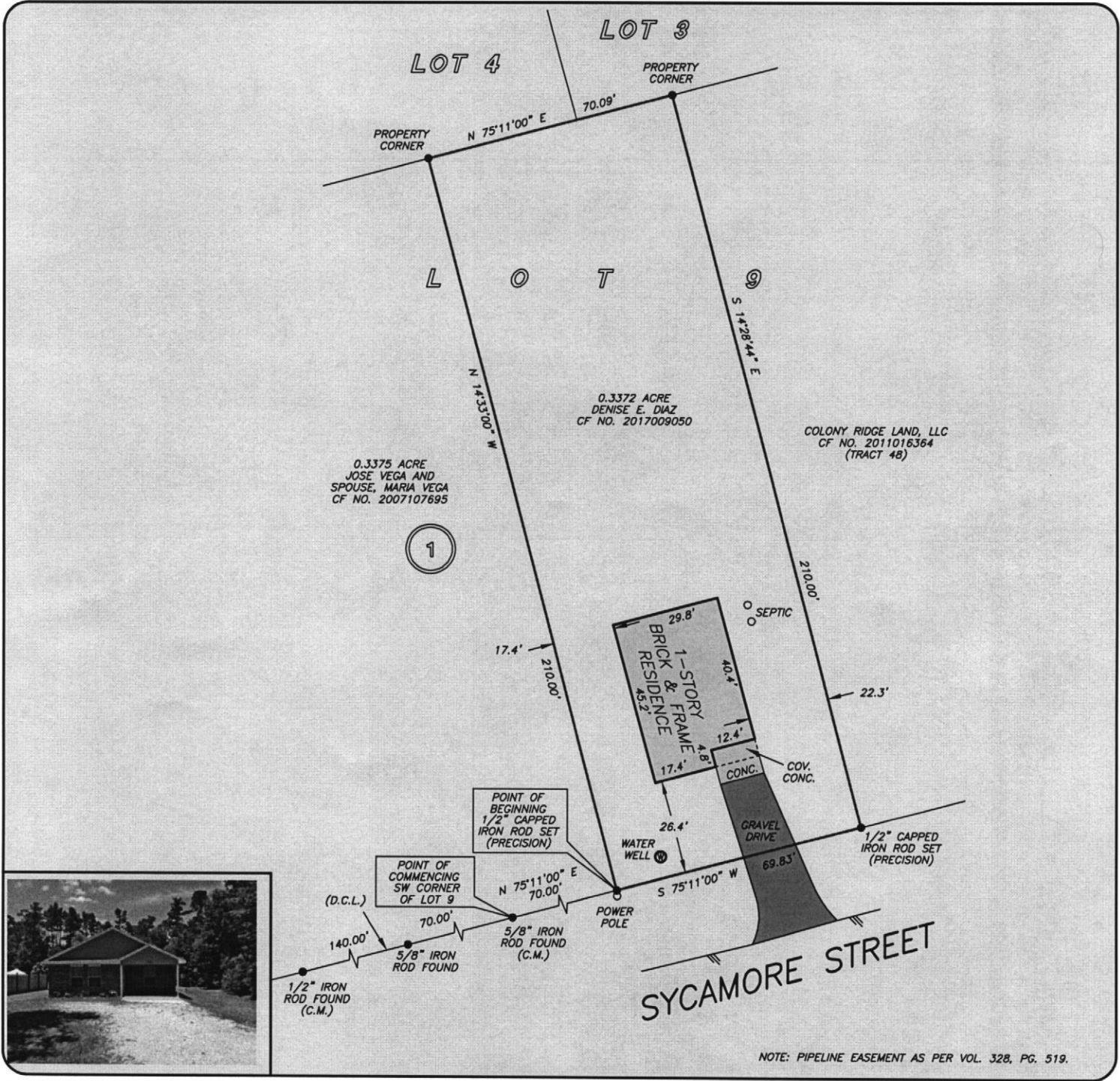


GF NO. 2238535-H040 FIRST AMERICAN TITLE
 ADDRESS: 11660 SYCAMORE STREET
 CONROE, TEXAS 77302
 BORROWER: JOE BLAKELY

0.3373 ACRE OUT OF LOT 9, BLOCK 1 MAGNOLIA BEND, SECTION 3

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 5, PAGE 463 OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0535 G MAP REVISION: 08/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

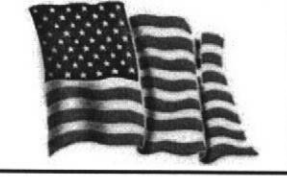
D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: CF NO. 2017009050

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
 PROFESSIONAL LAND SURVEYOR
 NO. 5868
 JOB NO. 17-05615
 MAY 23, 2017



DRAWN BY: BR



STATE OF TEXAS §
§
§
§
COUNTY OF MONTGOMERY §

BEING 0.3373 ACRE (14,691 SQUARE FEET) OUT OF LOT 9, BLOCK 1, MAGNOLIA BEND, SECTION 3, RECORDED IN VOLUME 5, PAGE 463, MAP RECORDS MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.) AND BEING THAT SAME CALLED 0.3372 ACRE TRACT CONVEYED TO DENISE E. DIAZ, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 2017009050, 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. 2017009050, O.R.M.C.T.)

COMMENCING at a found 5/8" iron rod in the northerly right-of-way (ROW) line of Sycamore Street for the southwest corner of said Lot 9, Block 1;

THENCE N 75°11'00" E, 70.00', along the common southerly line of said Lot 9, Block 1 and the northerly ROW line of said Sycamore Street, to a set 1/2" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set 1/2" iron rod") for the common Southwest corner of herein described Tract, the southeast corner of a called 0.3375 acre tract conveyed to Jose Vega, et ux, recorded in C.C.F. No. 2007107695, O.R.M.C.T. and the POINT OF BEGINNING;

THENCE N 14°33'00" W, 210.00', departing the northerly ROW line of said Sycamore Street, severing said Lot 9, Block 1 and along the common West line of herein described Tract and the east line of said called 0.3375 acre tract conveyed to Jose Vega, et ux, to a point for the common Northwest corner of herein described Tract and the northeast corner of said called 0.3375 acre tract conveyed to Jose Vega, et ux;

THENCE N 75°11'00" E, 70.09', along the common Northerly line of herein described Tract and the northerly line of said Lot 9, Block 1, to a point for the common Northeast corner of herein described Tract and the northwest corner of a tract (Tract 48) conveyed to Colony Ridge Land, LLC, recorded in C.C.F. No. 2011016364, O.R.M.C.T.;

THENCE S 14°28'44" E, 210.00', severing said Lot 9, Block 1 and along the common Easterly line of herein described Tract and the westerly line of said tract (Tract 48) conveyed to Colony Ridge Land, LLC, to a set 1/2" iron rod in the northerly ROW line of said Sycamore Street for the common Southeast corner of herein described Tract and the southwest corner of said tract (Tract 48) conveyed to Colony Ridge Land, LLC;

THENCE S 75°11'00" W, 69.83', along the common Southerly line of herein described Tract and the northerly ROW line of said Sycamore Street to the POINT OF BEGINNING containing 0.3373 acre (14,691 square feet) of land.

(See attached Drawing)



JIMMY RAY JANECEK
Professional Land Surveyor, No. 5868
May 24, 2017
Job No. 17-05615