



**Document Cover Sheet**

For multiple or single document submissions,  
please use 1 cover sheet per document.

**Subject Property Description:**

**0 HWY 59, SPLENDORA, TX 77372**

**Document:**

**Signed Survey**

**Escrow #:**

**07401045**

**Loan #:**

**Buyer/Borrower:** **SON DANG**

**Selling Agent/Loan Officer:** **Constance Mullane**

**Broker/Company Name:** **Realty Associates**

**Seller:** **CHARLES W REED**

**Listing Agent:** **MARK DIMAS**

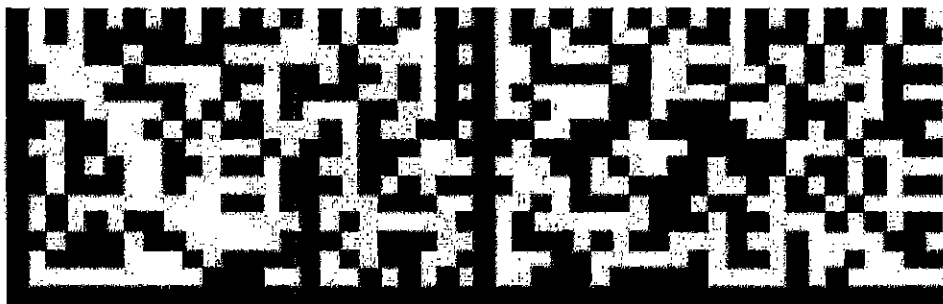
**Broker/Company Name:** **The Professional Group Realty**

**Title Company:** **Stewart Title Houston**

**Lender:**

**Lender Company Name:**

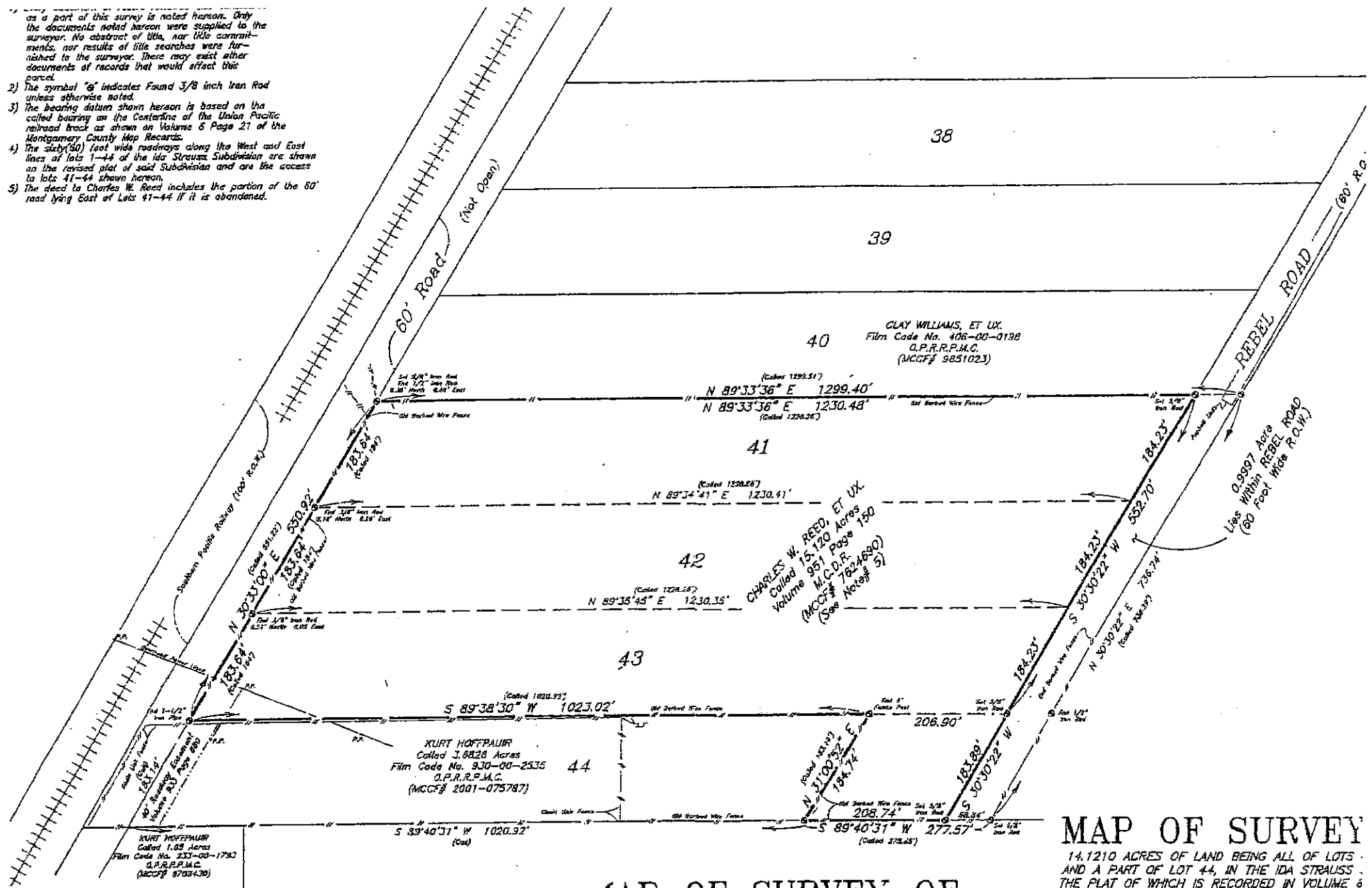
**Barcode:**



as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist either documents of records that would affect this parcel.

- 2) The symbol "g" indicates Found 3/8 inch Iron Rod unless otherwise noted.
- 3) The bearing datum shown hereon is based on the called bearing on the Centerline of the Union Pacific railroad track as shown on Volume 6 Page 21 of the Montgomery County Map Records.
- 4) The 50-foot wide roadways along the West and East lines of lots 1-44 of the Ida Strauss Subdivision are shown on the revised plat of said Subdivision and are the access to lots 1-44 shown hereon.
- 5) The deed to Charles W. Reed includes the portion of the 60' road lying East of Lots 41-44 if it is abandoned.

*Handwritten signature and scribbles*



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND JANUARY 3, 2000 UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE DATA AS FOUND AT THE TIME OF THE SURVEY.

*Handwritten signature of John C. Woodman*  
 JOHN C. WOODMAN  
 REGISTERED PROFESSIONAL



**MAP OF SURVEY OF**  
 14.1210 ACRES OF LAND BEING ALL OF LOTS 41, 42, 43 AND A PART OF LOT 44, IN THE IDA STRAUSS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN VOLUME 67 PAGE 383 OF THE MONTGOMERY COUNTY DEED RECORDS, AND REVISED IN VOLUME 6 PAGE 21 OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE JOHN COLE LEAGUE A-211 IN MONTGOMERY COUNTY, TEXAS.

**MAP OF SURVEY**

14.1210 ACRES OF LAND BEING ALL OF LOTS AND A PART OF LOT 44, IN THE IDA STRAUSS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN VOLUME 67 OF THE MONTGOMERY COUNTY DEED RECORDS, AND REVISED IN VOLUME 6 PAGE 21 OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE JOHN COLE LEAGUE A-211

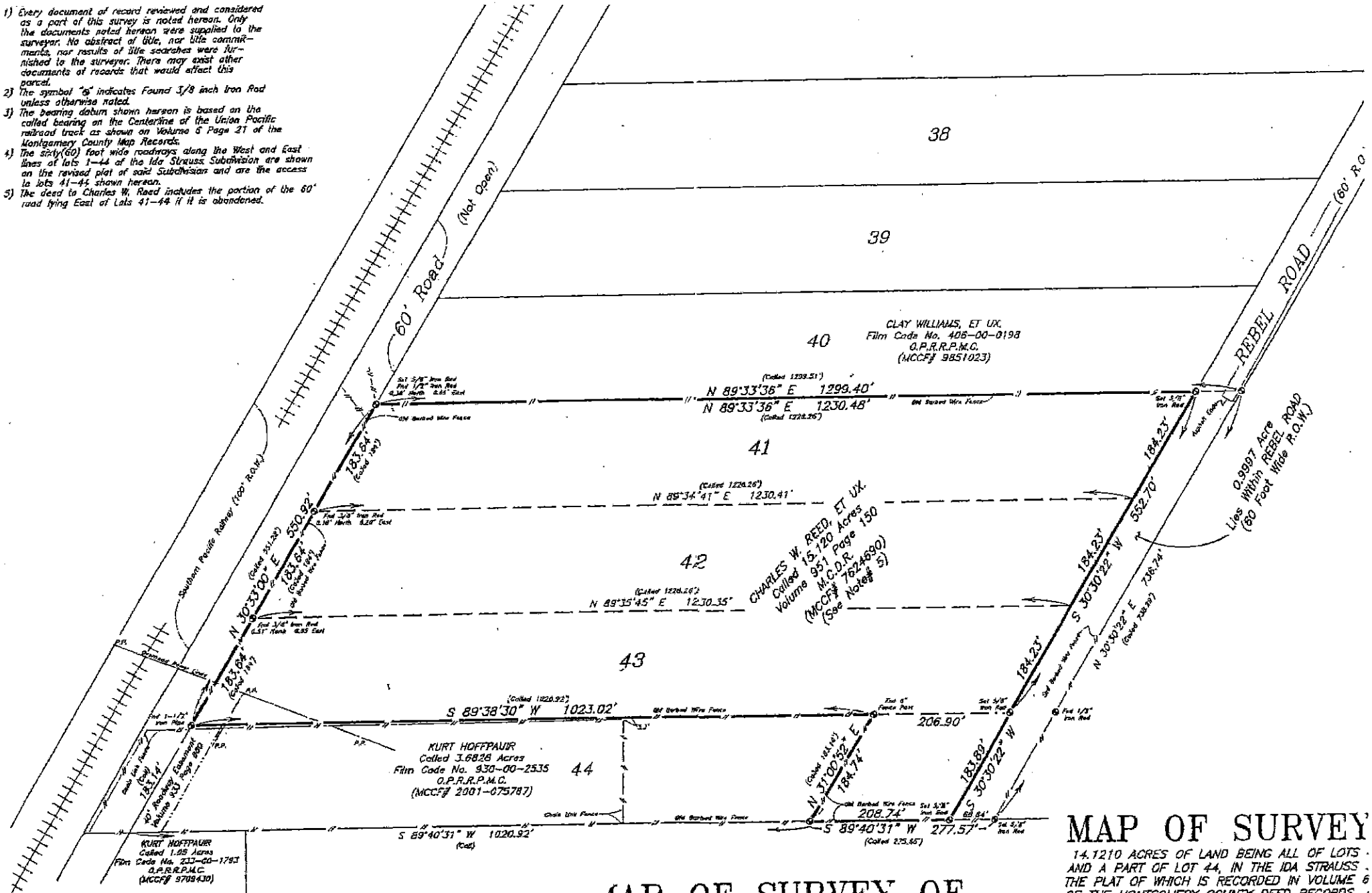
SCALE: 1 INCH = 100 FEET

WASHBURN & COMPANY  
 P.O. Box 480  
 Cleveland, Texas 77328  
 281-432-1665  
 800-689-0103

SEPTEMBER 27, 2000  
 Book 27:  
 Page 07  
 Filed REED  
 FAX: 281-432-1467

- 1) Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would affect this parcel.
- 2) The symbol "s" indicates Found 3/8 inch Iron Rod unless otherwise noted.
- 3) The bearing datum shown hereon is based on the called bearing on the Centerline of the Union Pacific railroad track as shown on Volume 6 Page 21 of the Montgomery County Map Records.
- 4) The sixty(60) foot wide roadways along the West and East lines of lots 1-44 of the Ida Strauss Subdivision are shown on the revised plat of said Subdivision and are the access to lots 41-44 shown hereon.
- 5) The deed to Charles W. Reed includes the portion of the 60' road lying East of Lots 41-44 if it is abandoned.

X  
 [Handwritten Signature]



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND JANUARY 3, 2000 UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE DATA AS FOUND AT THE TIME OF THE SURVEY.

[Handwritten Signature]  
 JOHN C. MOORMAN  
 REGISTERED PROFESSIONAL



### MAP OF SURVEY OF

14.1210 ACRES OF LAND BEING ALL OF LOTS 41, 42, 43 AND A PART OF LOT 44, IN THE IDA STRAUSS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN VOLUME 67 PAGE 383 OF THE MONTGOMERY COUNTY DEED RECORDS, AND REVISED IN VOLUME 6 PAGE 21 OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE JOHN COLE LEAGUE A-211 IN MONTGOMERY COUNTY, TEXAS.

### MAP OF SURVEY

14.1210 ACRES OF LAND BEING ALL OF LOTS 41, 42, 43 AND A PART OF LOT 44, IN THE IDA STRAUSS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN VOLUME 67 OF THE MONTGOMERY COUNTY DEED RECORDS, AND REVISED IN VOLUME 6 PAGE 21 OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE JOHN COLE LEAGUE A-211 IN MONTGOMERY COUNTY, TEXAS.

SCALE: 1 INCH = 100 FEET

WASHBURN & COMPANY  
 P.O. Box 460  
 Cleveland, Texas 77328  
 281-432-1665  
 800-689-0103

SEPTEMBER 27, 2007  
 Book 272  
 Page: 07  
 Plat: REED  
 FAX: 281-432-1462

**WASHBURN & COMPANY**

Land Surveyors  
P.O. Box 460  
Cleveland Texas 77328

DECEMBER 24, 2007

14.1210 ACRES  
LOT 41, LOT 42, LOT 43 AND PART OF LOT 44  
IDA STRAUSS SUBDIVISION  
JOHN COLE LEAGUE A-211  
MONTGOMERY COUNTY, TEXAS

14.1210 acres of land, being out of and a part of that certain called 15.120 acre tract described in Volume 951 Page 150 of the Montgomery County Deed Records (MCCF# 7624690), being all of Lot 41, Lot 42, Lot 43 and part of Lot 44, all in the Ida Strauss Subdivision, the plat of which is recorded in Volume 67 Page 383 of the Montgomery County Deed Records and the revised plat is recorded in Volume 6 Page 21 of the Montgomery County Map Records, out of the John Cole League A-211 in Montgomery County, Texas, said 14.1210 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1-½ inch iron pipe found in a fence corner on the fenced East right-of way line of a sixty (60) foot wide road marking the Northwest corner of that certain called 3.6828 acre tract described in Film Code No. 930-00-2535 of the Official Public Records of Real Property of Montgomery County (MCCF# 2001-075787), the Northwest corner of said Lot 44, the Southwest corner of said Lot 43 and the Most Northerly Southwest corner of said called 15.120 acre tract, same being the Most Northerly Southwest corner and **PLACE OF BEGINNING** of the tract herein described;

THENCE North 30°33'00" East, with the fenced East right-of way line of said sixty (60) foot wide road, the fenced West lines of said Lot 43, said Lot 42 and said Lot 41, same being the Most Northerly West line of said called 15.120 acre tract, at 183.64 feet pass the common West corner of said Lot 43 and said Lot 42, at 367.28 feet pass the common West corner of said Lot 42 and said Lot 41, in all a total distance of 550.92 feet to a 5/8 inch iron rod set in a fence corner marking the Southwest corner of Lot 40 of said Ida Strauss Subdivision, the Northwest corner of said Lot 41 and the Northwest corner of said called 15.120 acre tract, same being the Northwest corner of the tract herein described (from said 5/8 inch iron rod a found ½ iron rod bears North 0.38 feet and East 0.68 feet);

THENCE North 89°33'36" East, with the fenced South line of said Lot 40 and the fenced North line of said Lot 41, same being the fenced North line of said called 15.120 acre tract, a distance of 1230.48 feet to a 5/8 inch iron rod set on the West right-of-way line of Rebel Road (60 feet wide) marking the Southeast corner of said Lot 40 and the Northeast corner of said Lot 41, same being the Northeast corner of the tract herein described (from said 5/8 inch iron rod a found 3/8 iron rod bears North 89°33'36" East 68.92 feet);

X *[Signature]*  
X *[Signature]*

*Charles W Reed*  
*Vera F. Reed*

PHONE: (281) 432-1665      FAX: (281) 432-1462

**WASHBURN & COMPANY**

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P.O. Box 460  
Cleveland Texas 77328

DECEMBER 24, 2007

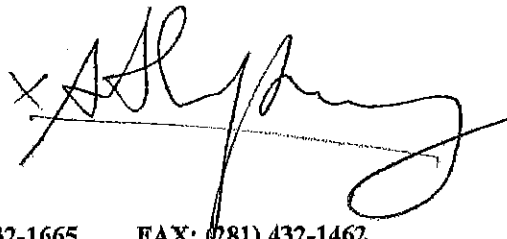
14.1210 ACRES  
LOT 41, LOT 42, LOT 43 AND PART OF LOT 44  
IDA STRAUSS SUBDIVISION  
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MONTGOMERY COUNTY, TEXAS

14.1210 acres of land, being out of and a part of that certain called 15.120 acre tract described in Volume 951 Page 150 of the Montgomery County Deed Records (MCCF# 7624690), being all of Lot 41, Lot 42, Lot 43 and part of Lot 44, all in the Ida Strauss Subdivision, the plat of which is recorded in Volume 67 Page 383 of the Montgomery County Deed Records and the revised plat is recorded in Volume 6 Page 21 of the Montgomery County Map Records, out of the John Cole League A-211 in Montgomery County, Texas, said 14.1210 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1-½ inch iron pipe found in a fence corner on the fenced East right-of way line of a sixty (60) foot wide road marking the Northwest corner of that certain called 3.6828 acre tract described in Film Code No. 930-00-2535 of the Official Public Records of Real Property of Montgomery County (MCCF# 2001-075787), the Northwest corner of said Lot 44, the Southwest corner of said Lot 43 and the Most Northerly Southwest corner of said called 15.120 acre tract, same being the Most Northerly Southwest corner and **PLACE OF BEGINNING** of the tract herein described;

THENCE North 30°33'00" East, with the fenced East right-of way line of said sixty (60) foot wide road, the fenced West lines of said Lot 43, said Lot 42 and said Lot 41, same being the Most Northerly West line of said called 15.120 acre tract, at 183.64 feet pass the common West corner of said Lot 43 and said Lot 42, at 367.28 feet pass the common West corner of said Lot 42 and said Lot 41, in all a total distance of 550.92 feet to a 5/8 inch iron rod set in a fence corner marking the Southwest corner of Lot 40 of said Ida Strauss Subdivision, the Northwest corner of said Lot 41 and the Northwest corner of said called 15.120 acre tract, same being the Northwest corner of the tract herein described (from said 5/8 inch iron rod a found ½ iron rod bears North 0.38 feet and East 0.68 feet);

THENCE North 89°33'36" East, with the fenced South line of said Lot 40 and the fenced North line of said Lot 41, same being the fenced North line of said called 15.120 acre tract, a distance of 1230.48 feet to a 5/8 inch iron rod set on the West right-of-way line of Rebel Road (60 feet wide) marking the Southeast corner of said Lot 40 and the Northeast corner of said Lot 41, same being the Northeast corner of the tract herein described (from said 5/8 inch iron rod a found 3/8 iron rod bears North 89°33'36" East 68.92 feet);



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14.1210 ACRES  
LOT 41, LOT 42, LOT 43 AND PART OF LOT 44  
IDA STRAUSS SUBDIVISION  
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MONTGOMERY COUNTY, TEXAS

DECEMBER 24, 2007  
PAGE TWO

THENCE South 30°30'22" West, with the West right-of-way line of said Rebel Road, same being the East lines of said Lot 41, said Lot 42, said Lot 43 and said Lot 44, at 184.23 feet pass the common East corner of said Lot 41 and said Lot 42, at 368.46 feet pass the common East corner of said Lot 42 and said Lot 43, at 552.70 feet pass a 5/8 inch iron rod set marking the common East corner of said Lot 43 and said Lot 44, in all a total distance of 736.59 feet to a 5/8 inch iron rod set on the Most Easterly South line of said called 15.120 acre tract, same being the South line of said Ida Strauss Subdivision marking the Southeast corner of said Lot 44 and the Southwest corner of said Rebel Road, same being the Southeast corner of the tract herein described (from said 5/8 inch iron rod a 5/8 iron rod bears North 89°40'31" East 68.84 feet);

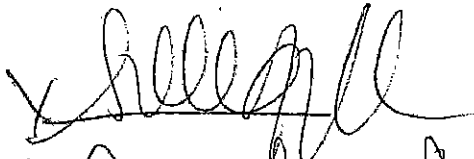

THENCE South 89°40'31" West, with the fenced South line of said Lot 44 and the fenced South line of said Ida Strauss Subdivision, same being the fenced Most Easterly South line of said called 15.120 acre tract, a distance of 208.74 feet to a 3/8 inch iron rod found in a fence corner marking the Southeast corner of said called 3.6828 acre tract and the Most Easterly Southwest corner of said called 15.120 acre tract, same being the Most Easterly Southwest corner of the tract herein described;

THENCE North 31°00'52" East, with the fenced East line of said called 3.6828 acre tract, same being the Most Southerly West line of said called 15.120 acre tract, a distance of 184.74 feet to an eight (8) inch diameter fence corner post found on the South line of said Lot 43 and the North line of said Lot 44 marking the Northeast corner of said called 3.6828 acre tract and a Re-entrant corner of said called 15.120 acre tract, same being a Re-entrant corner of the tract herein described;

THENCE South 89°38'30" West, with the South line of said Lot 43, the North line North line of said Lot 44 and the North line of said called 3.6828 acre tract, same being the Most Westerly South line of said called 15.120 acre tract, a distance of 1023.02 feet to the **PLACE OF BEGINNING** and containing 14.1210 acres of land, more or less.

JOHN C. MOORMAN  
Registered Professional  
Land Surveyor No. 1689

File: REED, 14.1210 ACRES, IDA STRAUSS SUBDIVISION

# EXHIBIT "A"

14.1210 ACRES  
LOT 41, LOT 42, LOT 43 AND PART OF LOT 44  
IDA STRAUSS SUBDIVISION  
JOHN COLE LEAGUE A-211  
MONTGOMERY COUNTY, TEXAS

DECEMBER 24, 2007  
PAGE TWO

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THENCE South 89°40'31" West, with the fenced South line of said Lot 44 and the fenced South line of said Ida Strauss Subdivision, same being the fenced Most Easterly South line of said called 15.120 acre tract, a distance of 208.74 feet to a 3/8 inch iron rod found in a fence corner marking the Southeast corner of said called 3.6828 acre tract and the Most Easterly Southwest corner of said called 15.120 acre tract, same being the Most Easterly Southwest corner of the tract herein described;

THENCE North 31°00'52" East, with the fenced East line of said called 3.6828 acre tract, same being the Most Southerly West line of said called 15.120 acre tract, a distance of 184.74 feet to an eight (8) inch diameter fence corner post found on the South line of said Lot 43 and the North line of said Lot 44 marking the Northeast corner of said called 3.6828 acre tract and a Re-entrant corner of said called 15.120 acre tract, same being a Re-entrant corner of the tract herein described;

THENCE South 89°38'30" West, with the South line of said Lot 43, the North line North line of said Lot 44 and the North line of said called 3.6828 acre tract, same being the Most Westerly South line of said called 15.120 acre tract, a distance of 1023.02 feet to the **PLACE OF BEGINNING** and containing 14.1210 acres of land, more or less.