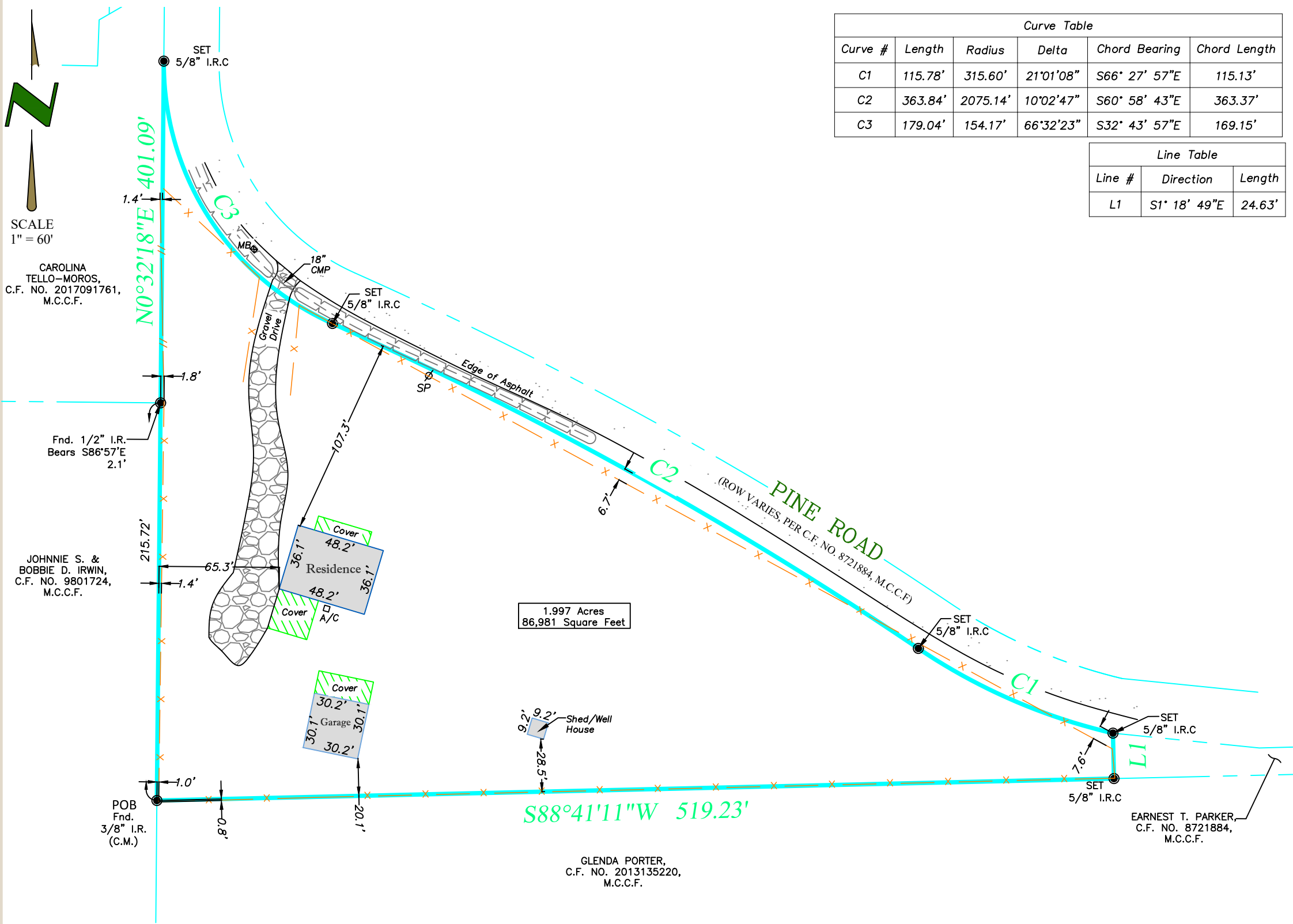


2459 PINE ROAD

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	115.78'	315.60'	21°01'08"	S66° 27' 57"E	115.13'
C2	363.84'	2075.14'	10°02'47"	S60° 58' 43"E	363.37'
C3	179.04'	154.17'	66°32'23"	S32° 43' 57"E	169.15'

Line Table		
Line #	Direction	Length
L1	S1° 18' 49"E	24.63'



- Notes:
- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
 - Surveyor did not abstract subject property. This survey was prepared with information contained in title commitment GF No. 2433072-HO80 of First American Title Company, Effective date of August 13, 2019, Issued date of August 23, 2019, and is subject to the limitations of that commitment.

PROPERTY DESCRIPTION:
 A TRACT OF LAND CONTAINING 1.997 ACRES (86,981 SQUARE FEET) OF LAND, BEING OUT OF A CALLED 10.00 ACRE TRACT AS DESCRIBED IN THE DEED RECORDS OF MONTGOMERY COUNTY (M.C.D.R.), TEXAS, FILM CODE NO. 199010132, SITUATED IN THE HAIL BARTON SURVEY ABSTRACT NO. 88, MONTGOMERY COUNTY, TEXAS, SAID 1.997 ACRES BEING THAT SAME TRACT OF LAND AS DESCRIBED IN DEED TO PHILLIP R. SR. AND BETTY MARTIN, RECORDED UNDER THE MONTGOMERY COUNTY CLERK FILE (M.C.C.F.) NO. 2016069802 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; SEE EXHIBIT "A"

Drafter/Field Crew:	A.G. / E.V
Date :	09/11/19
ASC No.	5995MB
Buyer:	SHERMAN ALBERT SMITH, JR.
Client	FIRST AMERICAN TITLE - KINGWOOD
G.F. No.	2433072-HO80



FIRST AMERICAN TITLE - KINGWOOD
 4443 TOWN CENTER PLACE
 KINGWOOD, TEXAS 77339

2459 PINE ROAD
 CLEVELAND, TEXAS 77328

LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe
 OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped
 "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.
 (fence/post) — x — centerline — (overhead electric) — — — — —

FLOOD NOTE:
 IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480483 0425 G PRESENT EFFECTIVE DATE OF MAP AUGUST 18, 2014, HEREIN PROPERTY IS SITUATED WITHIN ZONE 'X'

The undersigned have/has received and reviewed a copy of this survey.

X _____
 X _____

DATE: _____

SURVEYORS CERTIFICATION:
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

09/11/19

ARTHUR LAND SURVEYING
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 281-937-2731 Branch no. 10194357
 arthursurveying.com