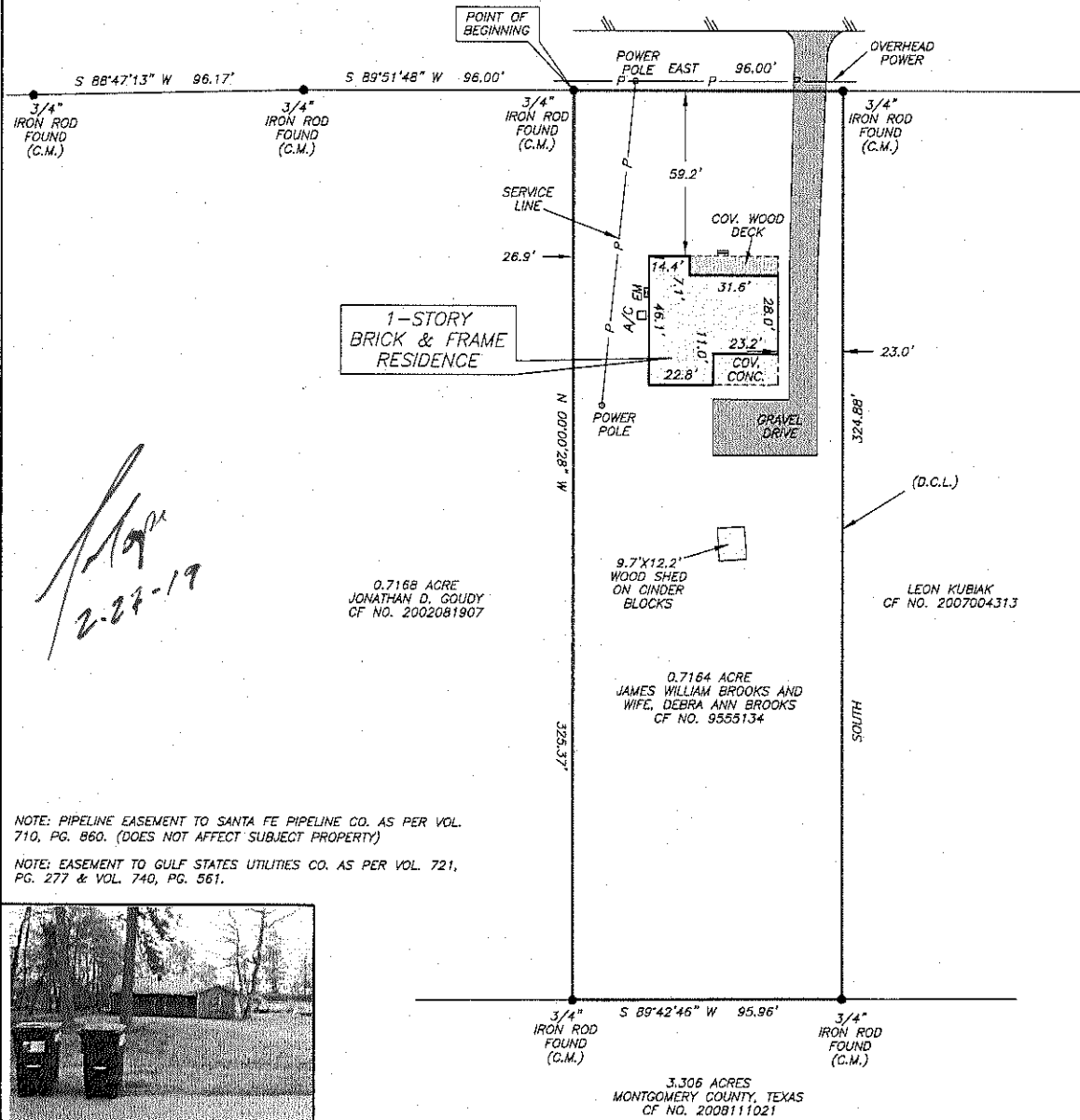


GF NO. 146000110 PROVIDENCE TITLE
 ADDRESS: 21714 LEONARD STREET
 NEW CANEY, TEXAS 77357
 BORROWER: JAMES MARK COOPER AND
 LAKE DIXON HOME BUYERS LLC

0.7164 ACRE
 SITUATED IN THE
 FINLEY MCNAUGHTON SURVEY, A-392
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)



LEONARD STREET
 (60' R.O.W.)



Handwritten signature and date:
 2-27-19

0.7168 ACRE
 JONATHAN D. GOUDY
 CF NO. 2002081907

LEON KUBIAK
 CF NO. 2007004313

0.7164 ACRE
 JAMES WILLIAM BROOKS AND
 WIFE, DEBRA ANN BROOKS
 CF NO. 9555134

NOTE: PIPELINE EASEMENT TO SANTA FE PIPELINE CO. AS PER VOL. 710, PG. 860. (DOES NOT AFFECT SUBJECT PROPERTY)
 NOTE: EASEMENT TO GULF STATES UTILITIES CO. AS PER VOL. 721, PG. 277 & VOL. 740, PG. 561.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0500 G MAP REVISION: 02/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

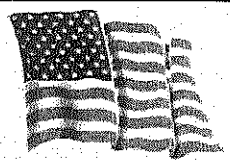
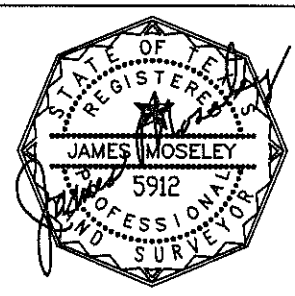
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. DIRECTIONAL CONTROL LINE RECORD BEARING: CF NO. 9555134

DRAWN BY: BR

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 PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 19-01436
 FEBRUARY 22, 2019



PROVIDENCE
 CHRISTIE HERRIN
 936-588-9452



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 FIRM NO. 10063700

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 0.7164 ACRES, (31,204 SQUARE FEET), SITUATED IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT NO. 392, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 7.33 ACRE TRACT OF LAND AS CONVEYED TO LEONA MCCLESKEY YOUNG BY INSTRUMENT RECORDED IN VOLUME 695, PAGE 855, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.7164 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.7164 ACRE TRACT OF LAND AS CONVEYED TO JAMES WILLIAM BROOKS AND WIFE, DEBRA ANN BROOKS BY INSTRUMENT RECORDED IN DOCUMENT NO. 9555134 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 9555134 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

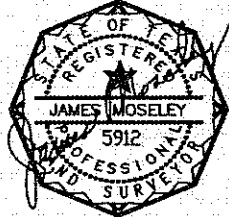
BEGINNING at a $\frac{3}{4}$ " iron rod found on the south right-of-way line of Leonard Street, (60.00 Foot Right-of-Way), for the northeast corner of that certain called 0.7168 acre tract of land as conveyed to Jonathan D. Goudy by instrument recorded in Document No. 2002081907 of the Official Public Records of Montgomery County, Texas, same being the northwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, East, along the south right-of-way line of Leonard Street, a distance of 96.00 feet to a $\frac{3}{4}$ " iron rod found for the northwest corner of that certain tract of land as conveyed to Leon Kubiak by instrument recorded in Document No. 2007004313 of the Official Public Records of Montgomery County, Texas, same being the northeast corner of the herein described tract;

Thence, South, along the common line of said Kubiak Tract, a distance of 324.88 feet to a $\frac{3}{4}$ " iron rod found on the common line of that certain called 3.306 acre tract of land as conveyed to Montgomery County, Texas by instrument recorded in Document No. 2008111021 of the Official Public Records of Montgomery County, Texas, for the southwest corner of said Kubiak Tract, same being the southeast corner of the herein described tract;

Thence, S $89^{\circ}42'46''$ W, along the common line of said 3.306 Acre Tract, a distance of 95.96 feet to a $\frac{3}{4}$ " iron rod found for the southeast corner of said 0.7168 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N $00^{\circ}00'28''$ W, along the common line of said 0.7168 Acre Tract, a distance of 325.37 feet to the POINT OF BEGINNING and containing 0.7164 acres or 31,204 square feet of land, more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 19-01436
February 25, 2019