



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
0.823 ACRES
IN THE JAMES EDWARDS SURVEY, ABSTRACT NUMBER 190
MONTGOMERY COUNTY, TEXAS

BEING a 0.823 acre tract of land situated in the James Edwards Survey, Abstract Number 190, Montgomery County, Texas, being all of that same called 0.8239 acre tract described in instrument to Paul M. Strother and Roxia A. Strother Revocable Living Trust, recorded under Clerk's File Number 2019062578 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.823 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the westerly margin of Escondido Drive, for the beginning of a curve to the right, the common easterly corner of said 0.8239 acre tract and that certain called 0.4293 acre tract described as "Tract Two" in instrument to Gerald A. Lusk and Denise K. Lusk, recorded under Clerk's File Number 2015079916, O.P.R.M.C.T., being the northeasterly corner of the herein described 0.823 acre tract, from which a ¼ inch iron rod found for reference bears North 35°20'29" West, 175.68 feet;

THENCE in a southerly direction, 52.14 feet, with said westerly margin, the easterly line of said 0.8239 acre tract, along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 59°44'37", a chord that bears South 05°56'42" East, 49.81 feet, to a ½ inch iron rod with cap found for the end of said curve;

THENCE South 24°17'35" West, 117.90 feet, continuing with said westerly margin, and with said easterly line, to a 3/8 inch iron rod found for the common easterly corner of said 0.8239 acre tract and that certain tract shown to be owned by Dunlap Family Trust, per Montgomery County, Appraisal District (M.C.A.D.) ID Number R143638, being the southeasterly corner of the herein described 0.823 acre tract;

THENCE North 74°33'04" West, 265.75 feet, with the common line between said 0.8239 acre tract and said Dunlap Family Trust tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of Lake Conroe, for the common westerly corner of said 0.8239 acre tract and said Dunlap Family Trust tract, being the southwesterly corner of the herein described 0.823 acre tract;

THENCE North 05°33'58" East, 21.61 feet, with the easterly margin of said Lake Conroe, the westerly line of said 0.8239 acre tract, to a ¾ inch iron rod found for an angle point in said easterly margin, said westerly line, and the herein described 0.823 acre tract;

THENCE North 17°28'48" West, 61.69 feet, continuing with said easterly margin, and with said westerly line, to a ¾ inch iron rod found for the common westerly corner of said 0.8239 acre tract and said 0.4293 acre tract, being the northwesterly corner of the herein described 0.823 acre tract;

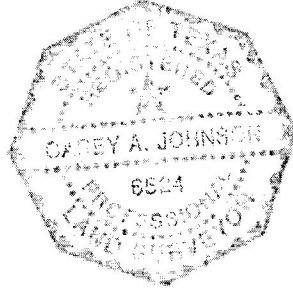
THENCE North 88°55'45" East, 315.73 feet, with the common line between said 0.8239 acre tract and said 0.4293 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 0.823 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 21, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F127-787.

Bearings recited hereon are based on deed call of said 0.8239 acre tract.

May 27, 2020
Date



A handwritten signature in black ink, appearing to be "C. Johnson", written over a horizontal line. Below the signature, the text "Carey A. Johnson" and "R.P.L.S. No. 6524" is printed.



CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	32.14	50.00	S 59°44'37"	E 19.81
LINE BEARING				
L1	N 09°33'58"	E 21.81		

- SYMBOL LEGEND**
- P- Overhead Power Line
 - G- Guy Wire
 - //- Wood Fence
 - XXX- Wrought Iron Fence
 - XX- Chainlink Fence
 - X- Wire Fence
 - *-* Fire Hydrant
 - *-* Power Pole
 - *-* Telephone Pedestal
 - *-* Water Valve
 - *-* Water Meter
 - *-* Set Iron Rod w/TPS Cap
 - *-* Find Iron Rod

Surveyor has relied on information provided by:
 First American Title Guaranty Company
 G.F. No. 2503197-HO43
 Effective date: April 29, 2020

The Subject Tract(s) as shown hereon may be subject to the following items listed in Schedule B, of said Title Commitment:

- 1) Those as per item 10(a) of the Schedule B of said Title Commitment.
- 2) A 30 foot building setback line along the front property line as set forth on the recorded plat and dedication.
- 3) The Drainage easement(s) as set out on plat/map in Cabinet C, Sheet 72A of the Map and/or Plat Records of Montgomery County, Texas, (as to Lots 8 and 9)
- 4) Easement as shown on the recorded plat and dedication: Purpose: Utility Location: 10 feet along the front together with an unobstructed aerial easement 5' in width from a plane 20' above the ground upward located adjacent to and adjoining the described easement.
- 5) Variance per C.F. No. 2016093127, O.P.R.M.C.T. (Allowed existing home to encroach into 20' D.E.)
- 6) Variance per C.F. No. 2017023670, O.P.R.M.C.T. (Allowed the height of the new proposed chimney of existing home to exceed the ridge height by more than 3 feet.
- 7) Encroachment on San Jacinto River Authority property per C.F. No. 2017036364, O.P.R.M.C.T. (No longer affects property due to prior improvements being removed from SJRA property)

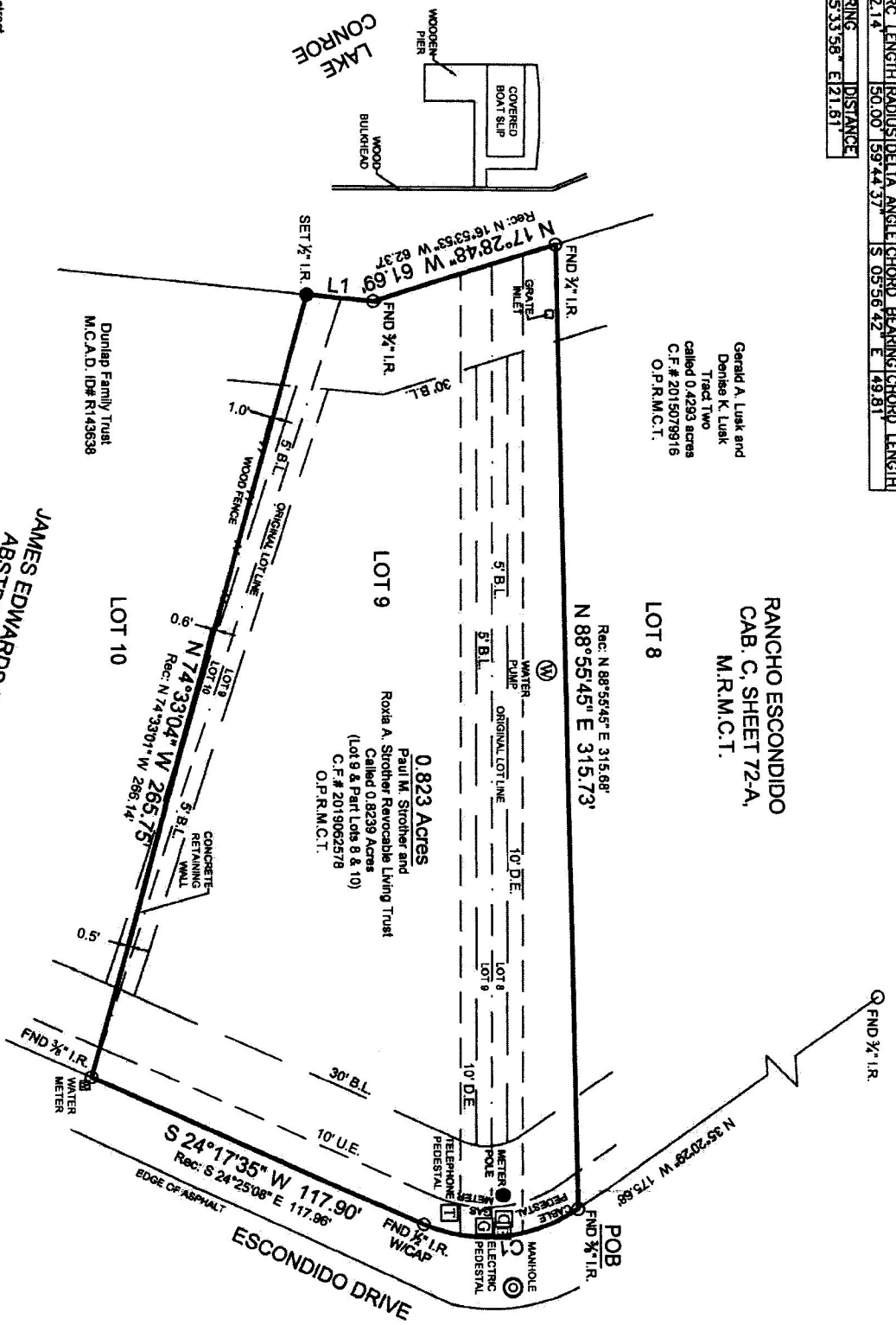
BOUNDARY SURVEY

BEING a 0.823 acre tract of land situated in the James Edwards Survey, Abstract Number 190, Montgomery County, Texas, being all of that same called 0.8239 acre tract described in instrument to Paul M. Strother and Roxie A. Strother Revocable Living Trust, recorded under Clerk's File Number 2019062578 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.823 acre tract being more particularly described by attached notes and bounds description.

This Property Lies in Zone X and Zone AE, and a portion outside the 100 Year Flood Plain. Per Graphic Scaling according to Community Panel No. 483399C02256G having an effective date 08/18/2014.

Job No.: F127-787
 Scale: 1"=40'
 Date: 05/21/2020
 Drawn By: GD/SC
 Field Crew: VL
 Revised:

TEXAS
 PROFESSIONAL LAND SURVEYING, L.L.C.
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVEYINGINTEXAS.COM
 FIRM REGISTRATION NO. 10083400



Gerald A. Luak and Denise K. Luak
 Tract Two
 called 0.4293 acres
 C.F. # 2015078916
 O.P.R.M.C.T.

RANCHO ESCONDIDO
CAB. C. SHEET 72-A,
M.R.M.C.T.

0.823 Acres
 Paul M. Strother and Roxie A. Strother Revocable Living Trust
 Called 0.8239 Acres
 (Lot 9 & Part Lots 8 & 10)
 C.F.# 2019062578
 O.P.R.M.C.T.

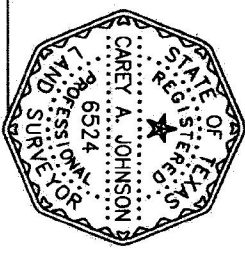
JAMES EDWARDS SURVEY
ABSTRACT NO. 190

Purchaser Benjamin Cilento and Hanklay Cilento
 Address 9509 Escondido Drive, Wills, TX 77318
 Lot 9 & part of Lots 8 & 10 Block A Section 190
 Survey James Edwards
 Area 0.823 Acres
 Subdivision Rancho Escondido
 Cabinet Steel 72A Map Records
 Montgomery County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

[Signature]

Correy A. Johnson
 Registered Professional Land Surveyor No. 6524



Based On Recorded Plat.