

LaPlant Surveyors, Inc.
17150 Butte Creek Road Ste. 135
Houston, Texas 77090
281-440-8890
Firm No. 10145800

A tract of land containing 0.57 acre being known as Lot 11, Lot 12, and Lot 13 of Block 3 of Brandon Woods, an unrecorded subdivision in the Finley McNughton Survey, Abstract Number 392 of Montgomery County Texas, and being the same tract of land as described in deed to Samantha Cervantes under Clerk's File Number 2016043711 of the Real Property Records of said Montgomery County, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (found) at the southwest corner of Lot 11 and the herein described tract and the southeast corner of Lot 10 as described in deed to Roy Morales and Martha Rodrigues under Clerk's File Number 2008030515, and being located on the north right-of-way line of 3rd Street (60 feet in width);

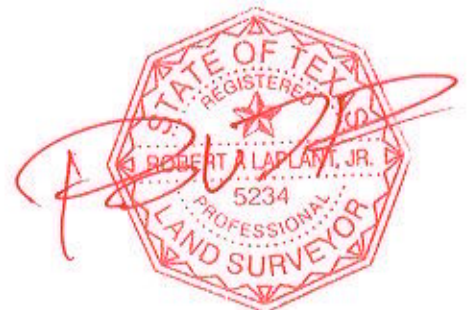
THENCE N 00 deg 45 min 00 sec W departing said north right-of-way line of 3rd Street along the west line of Lot 11 and said Cervantes tract and the east line of Lot 10, a distance of 134.93 feet to a capped iron rod (set) at the northwest corner of Lot 11 and the herein described tract and the northeast corner of Lot 10, and being located on the south line of a tract of land containing called 8.602 acres as described in deed to New Kenny Development LLC under Clerk's File Number 2004094965;

THENCE N 89 deg 10 min 00 sec E along the north line of said Cervantes tract and the south line of said New Kenny tract, a distance of 182.33 feet (called 183.00 feet) to an iron rod (found, marked Jones & Carter) at the northeast corner of Lot 13 and the herein described tract, and being the northwest corner of Lot 14 as described in deed to Yessica Arvizo-Lezema under Clerk's File Number 2016042204;

THENCE S 00 deg 13 min 38 sec E (called S 00 deg 45 min 00 sec E) along the east line of Lot 13 and said Cervantes tract and the west line of Lot 14, a distance of 136.36 feet to a capped iron rod (found) at the southeast corner of Lot 13 and the herein described tract and the southwest corner of Lot 14, being located on the aforementioned north right-of-way line of 3rd Street;

THENCE S 89 deg 37 min 00 sec W along said north right-of-way line and the south line of said Cervantes tract, a distance of 181.09 feet (called 183.00 feet) to the Point of Beginning and containing 0.57 acre of land.

A separate survey has been prepared in conjunction with this description.

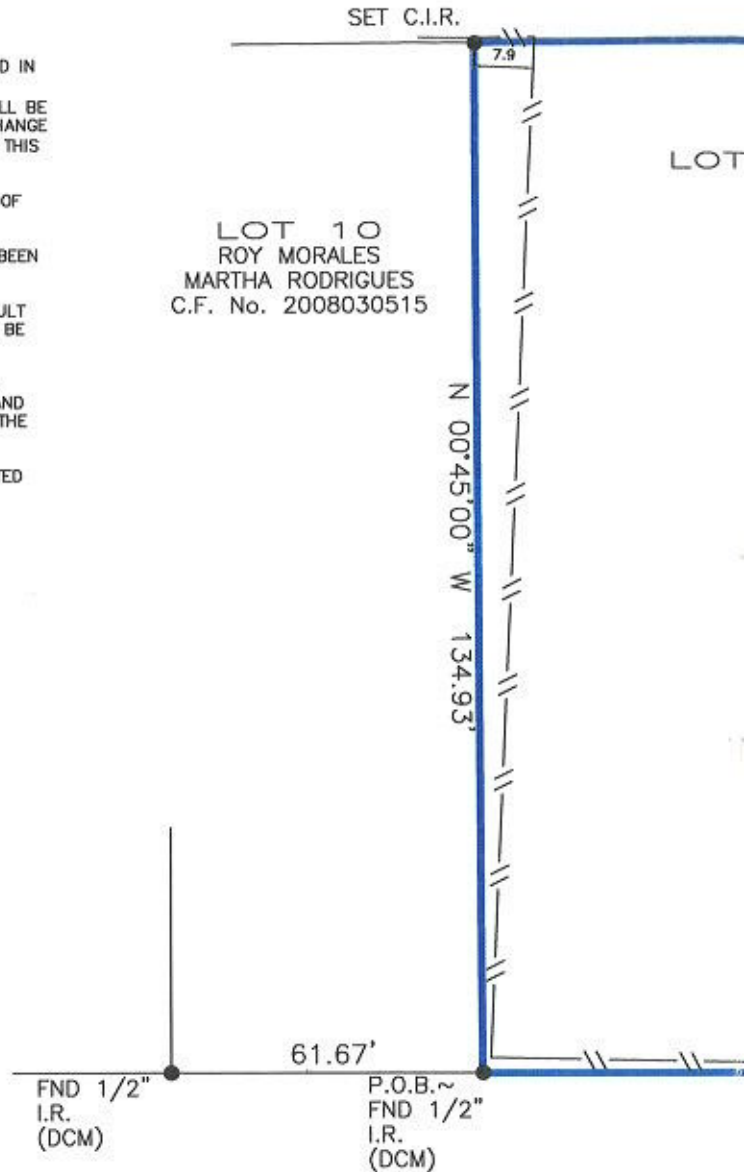


NOTES:

1. ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, GF. NO. 2323523-H090, EFFECTIVE DATE OF APRIL 26, 2018, ISSUED MAY 9, 2018, ARE SHOWN HEREON.
2. DEED RESEARCH PERFORMED BY TITLE COMPANY.
3. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (SHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C-0600G, DATED AUGUST 18, 2014. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE INSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
4. ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE RIGHT-OF-WAY LINE OF 3rd STREET.
5. MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
7. ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
9. RIGHT-OF-WAY PER VOLUME 92, PAGE 68, D.R.
10. UTILITY EASEMENT PER VOLUME 286, PAGE 334, D.R.
11. UTILITY EASEMENT PER VOLUME 740, PAGE 619, D.R.



SCALE: 1" = 25'



TO FIRST AMERICAN TITLE COMPANY:

The undersigned does hereby certify that this survey was made of the property, legally described hereon and correct; and that there are no conflicts, shortages in area, boundary line conflicts, visible easements, improvements, easements or apparent rights-of-way, except as shown hereon. The property has access to and from dedicated roadway, except as shown hereon. This description has been prepared in conjunction with this survey.

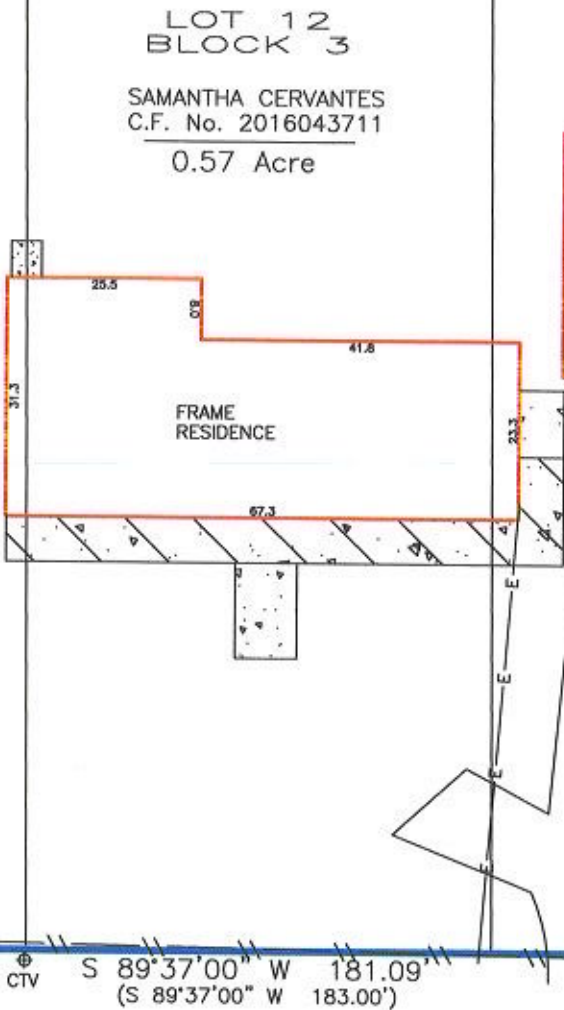
Robert A. LaPlant, Jr.

ROBERT A. LaPLANT, Jr. REGISTERED PROFESSIONAL SURVEYOR

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.

CALLED 8.602 ACRES
 NEW KENNY DEVELOPMENT LLC
 C.F. No. 2004094965
 (N 89°10'00" E 183.00')
 N 89°10'00" E 182.33'

T 11



FND C.I.R.

LOT 14
 YESSICA ARVIZO-LEZAMA
 C.F. No. 2016042204

S 00°13'38" E 136.36'
 (S 00°45'00" E 136.36')

CTV S 89°37'00" W 181.09'
 (S 89°37'00" W 183.00')

FND C.I.R.

3rd STREET
 (60' R.O.W.)

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
 Houston, Texas 77090 orders@houstonlandsurveying.com

s day made, on the ground of
 there are no discrepancies,
 encroachments, overlapping of
 as shown hereon, and said
 as shown hereon. A separate

DATE SURVEYED MAY 30, 2018
 LAND SURVEYOR NO. 5234

DATE OF MAY 30, 2018



FIRM No. 10145800

BOUNDARY SURVEY OF LOTS 11, 12, AND 13,
 BLOCK 3 OF BRANDON WOODS (UNREC.), FINLEY
 MCNAUGHTON SURVEY, A-392, MONTGOMERY COUNTY TEXAS
 0.57 ACRE

23651 3rd STREET, NEW CANEY, TEXAS 77357

SCALE : 1"=25'	DATE : 05/30/18	DRAWN BY: RAL	FB NO:	APPROVED:	PROJECT NO.: 180255
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PURCHASER

MARIBEL FAJARDO BENITEZ