

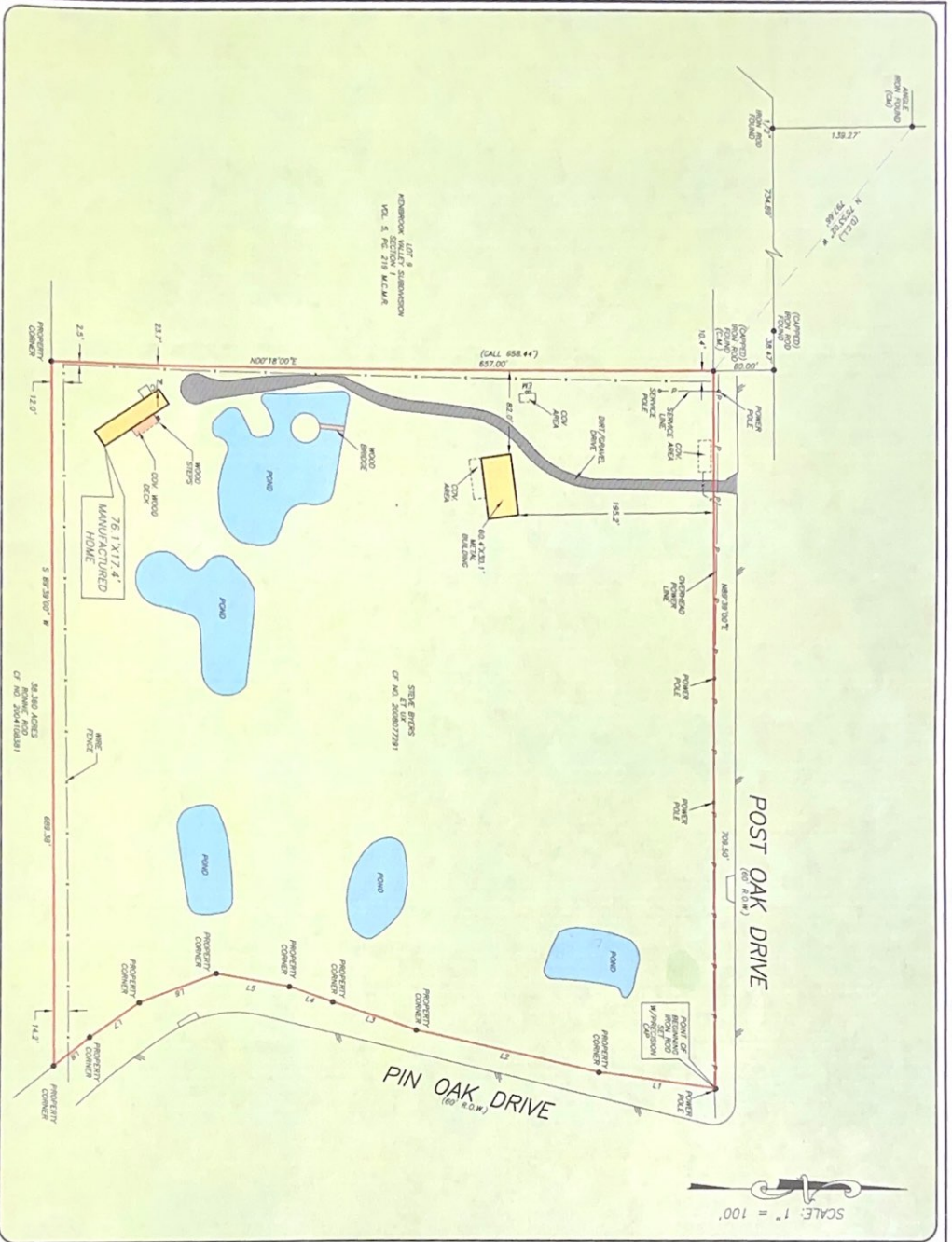


Charter Title Company  
 SUYVA WADE  
 281.750.2100



PRECISION  
 surveyors

201-498-1108 FAX 281-498-1182 210-439-4341 434 210-439-1535  
 801 INDEPENDENT STREET SUITE 120 IRVING, TEXAS 75038 8777 401 LODGE 410 SUITE 400 SAN ANTONIO TEXAS 78217  
 www.precisionsurveyors.com  
 1-800-LANDSURVEY



OF NO. 105600021 CHARTER TITLE  
 ADDRESS: 11090 POST OAK DRIVE  
 CONROE, TEXAS 77395  
 BORROWER: STEVEN M BYERS AND  
 KELLE L BYERS

**9.8847 ACRES**  
**SITUATED IN THE MONTGOMERY**  
**COUNTY SCHOOL LAND**  
**SURVEY, A-350**  
**MONTGOMERY COUNTY, TEXAS**  
 (SEE ATTACHED METES AND BOUNDS)

NOTE: THE RIGHT OF RIGHTWAY FOR THE PURPOSE OF  
 ACCESS/EXPRESS PAV. VCL. 62N. PG. 545  
 OR FOR VCL. 124. PG. 760  
 NOTE: EXPERT TO OBTAIN STATES UTILITIES CO. PER  
 OF NO. 888888

LINE	LENGTH	BEARING
1	1172.81	S87°24'17.1"N
2	46.51	S16°07'21.2"W
3	45.58	S17°32'28.2"W
4	81.71	S20°40'02.2"E
5	58.88	S47°27'48.7"E
6	44.21	S82°12'29.7"E

THIS PROPERTY DOES NOT LIE WITHIN THE  
 ZONE OF AESTHETIC OVERSIGHT FOR FRESH  
 WATER ZONE. (08/19/2014)

MADE ONE (1) FIELD EXAMINATION OF THIS  
 PROPERTY AND FOUND NO EVIDENCE OF  
 DETRIMENTAL USE OF THE PROPERTY  
 WITHOUT DETAILED FIELD STUDY.

A SURVEYOR'S INTERESTARY  
 WAS REVIEWED THE RECORD OF THIS SURVEY.

D.L.L. - SURVEYOR, CONTROL LINE  
 RECORD INSTRUMENT NO. 2018-0271 M.C.B.

I, HEREBY CERTIFY THAT THE SURVEY HAS BEEN  
 MADE IN ACCORDANCE WITH THE RULES AND  
 REGULATIONS OF THE BOARD OF SURVEYING  
 AND MAPPING, TEXAS, AND THAT THERE ARE NO  
 ENCUMBRANCES, CLAIMS, OR INTERESTS  
 ASSERTED FOR THIS TRANSACTION, OTHER THAN  
 THOSE REFERRED TO IN THIS SURVEY. THE  
 PROFESSIONAL LAND SURVEYOR HAS REVIEWED  
 THE SURVEY AND IS SATISFIED THAT THE  
 SURVEY IS CORRECT AND ACCURATE.  
 DECEMBER 17, 2014

DESMOND RYAN  
 SURVEYOR



STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF MONTGOMERY

BEING A TRACT OR PARCEL OF LAND CONTAINING 9.8847 ACRES (430,576 SQUARE FEET) SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 350, MONTGOMERY COUNTY, TEXAS AND BEING THAT SAME TRACT CONVEYED TO STEVE BYERS, ET UX, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 2008077291, OFFICIAL RECORDS MONTGOMERY COUNTY, TEXAS (O.R.M.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. 2008077291, O.R.M.C.T.)

BEGINNING at a set ½" iron rod with orange plastic cap stamped "Precision Surveyors" at the intersection of the south right-of-way (R.O.W.) line of Post Oak Drive (60' R.O.W.) and the west R.O.W. line of Pin Oak Drive (60' R.O.W.) for the Northeast corner of herein described Tract;

THENCE along the common East line of herein described Tract and the west R.O.W. line of said Pin Oak Drive the following Courses and Distances:

S 07°46'11" W, 117.61', to a point for a corner of herein described Tract,  
S 12°53'39" W, 187.99', to a point for a corner of herein described Tract,  
S 18°26'23" W, 88.33', to a point for a corner of herein described Tract,  
S 19°18'56" W, 45.96', to a point for a corner of herein described Tract,  
S 10°00'22" W, 73.62', to a point for a corner of herein described Tract,  
S 20°40'07" E, 81.11', to a point for a corner of herein described Tract,  
S 34°57'49" E, 58.86', to a point for a corner of herein described Tract and  
S 38°31'57" E, 44.72', to a point for the common Southeast corner of herein described Tract and the northeast corner of a called 38.360 acre tract conveyed to Ronnie Rod, recorded in C.C.F. No. 2004108381, O.R.M.C.T.;

THENCE S 89°39'00" W, 689.38', departing the west R.O.W. line of said Pin Oak Drive and along the common South line of herein described Tract and the north line of said called 38.360 acre tract conveyed to Ronnie Rod, to a point to the common Southwest corner of herein described Tract and the southeast corner of Lot 9, Kenbrook Valley Subdivision, Section 1, recorded in Volume 5, Page 219, Map Records Montgomery County, Texas (M.R.M.C.T.);

THENCE N 00°18'00" E, 657.00' (call 658.44'), along the common West line of herein described Tract and the east line of said Lot 9, Kenbrook Valley Subdivision, Section 1, to a found capped iron rod in the south R.O.W. line of said Post Oak Drive for the common Northwest corner of herein described Tract and the northeast corner of said Lot 9, Kenbrook Valley Subdivision, Section 1;

THENCE N 89°39'00" E, 709.50', along the common North line of herein described Tract and the south R.O.W. line of said Post Oak Drive to the POINT OF BEGINNING containing 9.8847 acres (430,576 square feet) of land.



JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
December 16, 2014  
Job No. 14-11840