

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	27° 41' 02"	295.00'	142.54' (Plot - 142.30)	72.69'	141.15'	N 35° 01' 26" W

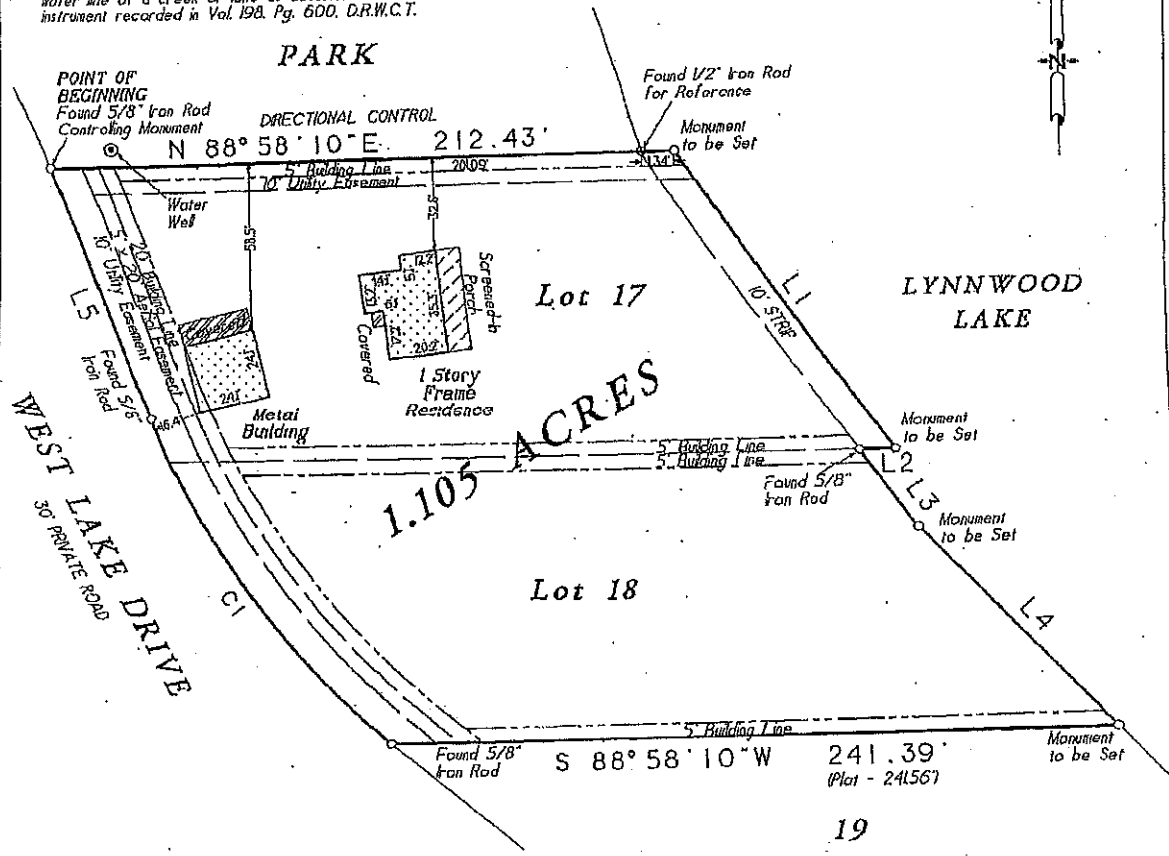
  

LINE	BEARING	DISTANCE
L 1	S 34° 26' 47" E	127.89'
L 2	S 88° 58' 10" W	11.98'
L 3	S 34° 26' 47" E	34.01'
L 4	S 42° 53' 47" E (Plot - S 35° 06' 50" E - 34.37)	95.85' (Plot - 96.18)
L 5	N 21° 25' 41" W (Plot - N 21° 56' 34" W - 95.477)	95.48'

This property lies within ZONE 'C' as SCALED from FEMA Map Panel Numbers 480640-0015-B, 480640-0035-B, dated December 18, 1986.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

Notes:  
 1. Basis of bearings, Recorded Plat.  
 2. Easements and building lines as shown are per the recorded plat or as described in instrument recorded in Vol. 198, Pg. 600, Vol. 227, Pg. 654, Vol. 229, Pg. 6 & Vol. 343, Pg. 447, D.R.W.C.T.  
 3. Subject to a 20 foot building line from the high water line of a creek or lake as described in instrument recorded in Vol. 198, Pg. 600, D.R.W.C.T.



Being a 1.105 acre tract of land situated in the William Baird Survey, Abstract Number 10, of Waller County, Texas, known as Lot Seventeen (17) and Lot Eighteen (18), together with a ten (10) foot strip along the Eastern border of said Lot 17 which formerly was part of the bed of Lynnwood Lake, all of LYNNWOOD LAKES ESTATES, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 198, Page 599, of the Deed Records of Waller County, Texas; said 1.105 acres being more particularly described by metes and bounds attached.

Date: September 5, 2007	GP No. 07384514
Job No. 07-0450	Scale: 1" = 50'
Address: 29170 West Lake Drive	Drawn By: RB
City, State: Hempstead, Texas	ZP: 77445 Rev: 0

**C & C Surveying, Inc.**  
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-4377 Metro: 281-356-5172  
 Fax: 281-356-1935



Certified To: Stewart Title & Bank of America  
 Client: Wilton R. Carson and wife, Margaret F. Carson

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

*[Signature]*  
 Steven L. Crews R.P.L.S. # 4141

9/16/07  
 wmc/mjc

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**Metes and Bounds****1.105 Acres****Lots 17 & 18, together with a 10 foot strip  
LYNNWOOD LAKES ESTATES  
William Baird Survey, Abstract Number 10  
Waller County, Texas**

*Being a 1.105 acre tract of land situated in the William Baird Survey, Abstract Number 10, of Waller County, Texas, known as Lot Seventeen (17) and Lot Eighteen (18), together with a ten (10) foot strip along the Eastern border of said Lot 17 which formerly was part of the bed of Lynnwood Lake, all of LYNNWOOD LAKES ESTATES, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 198, Page 599, of the Deed Records of Waller County, Texas; said 1.105 acres being more particularly described as follows, with all bearings based on the recorded plat;*

**BEGINNING** at a 5/8 inch iron rod, found for the Northwest corner of the herein described tract, common with the Northwest corner of Lot 17 and the Southwest corner of a Park tract of said subdivision, same being in the East right-of-way line of West Lake Drive, a 30 foot wide private road, and proceeding:

**THENCE** N 88°58'10" E, along the North line of the herein described tract, common with the North line of Lot 17 and the South line of the Park tract, at a distance of 201.09 feet (Plat - 201.69 feet), passing a 1/2 inch iron rod, found for the Northeast corner of Lot 17 and the Southeast corner of the Park tract, and continuing in all a distance of 212.43 feet, to a point for the Northeast corner of the herein described tract;

**THENCE** S 34°26'47" E, a distance of 127.89 feet, along the upper East line of the herein described tract, to a point for the upper Southeast corner of the herein described tract;

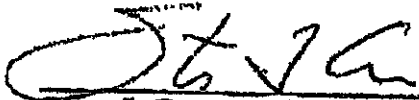
**THENCE** S 88°58'10" W, a distance of 11.98 feet, along an interior line of the herein described tract, to a 5/8 inch iron rod, found for an interior corner of the herein described tract, common with the Southeast corner of Lot 17 and the Northeast corner of Lot 18;

**THENCE** S 34°26'47" E, a distance of 34.01 feet (Plat - S 35°06'50" E, 34.37 feet), and S 42°53'47" E, a distance of 95.85 feet (Plat - 96.18 feet), along the lower East line of the herein described tract, common with the East line of Lot 18, to a point for the lower Southeast corner of the herein described tract, common with the Southeast corner of Lot 18 and the Northeast corner of Lot 19 of said subdivision;

**THENCE** S 88°58'10" W, a distance of 241.39 feet (Plat - 241.56 feet), along the South line of the herein described tract, common with the South line of Lot 18 and the North line of Lot 19, to a 5/8 inch iron rod, found for the Southwest corner of the herein described tract, common with the Southwest corner of Lot 18 and the Northwest corner of Lot 19, same being in the East right-of-way line of West Lake Drive;

THENCE along the West line of the herein described tract, common with the West line of Lot 18, the West line of Lot 17, and the East right-of-way line of West Lake Drive, around a curve to the right, having a radius of 295.00 feet, a central angle of 27°41'02", an arc length of 142.54 feet (Plat - 142.30 feet), and a chord which bears N 35°01'26" W, 141.15 feet, to a 5/8 inch iron rod, found for corner at the end of said curve;

THENCE N 21°25'41" W, a distance of 95.48 feet (Plat - N 21°56'34" W, 95.477 feet), continuing along the West line of the herein described tract, common with the West line of Lot 17 and the East right-of-way line of West Lake Drive, back to the POINT OF BEGINNING and containing 1.105 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated September 5, 2007.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141  
 07-0450  
 09/05/07

