

C & G LAND SURVEYORS

May 28, 2008

METES AND BOUNDS DESCRIPTION

Page 1 of 1 Page

BEING 1.432 acres of land in the Lemuel Smith Survey, A-526, Conroe, Montgomery County, Texas out of a portion of Blocks 3 and 4 of the J.W. Lewis Subdivision, map of which is recorded in Volume 1, Page 45 of Montgomery County Map Records (MCMR) and being further called 1.429 acres as described in deed to Edward L. Whittenburg et ux recorded under Clerk's File #2002-016459 of the Real Property Records of Montgomery County, Texas (RPRMCT), said 1.432 acres being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod (Moon) found marking the southeast corner of above mentioned 1.429 acres at the intersection of the north line of Dallas Street, 40' R.O.W. and the west line of Stinson Street (40' R.O.W.), for the southeast corner of herein described tract;

THENCE S.89°58'51"W., (Call S.89°56'39"W., 190.92') along the south line of said 1.429 acres and the north line of Dallas Street for a distance of 190.94 feet to a hole found punched in the edge of a concrete driveway for the southwest corner of said 1.429 acres and the southeast corner of Gel Partnership, Inc. 0.8770 acre tract described in deed recorded under Clerk's File #2004-040536 RPRMCT, for the southwest corner of herein described tract;

THENCE N.00°10'27"W., (Call N.00°04'56"W., 325.56') along the west line of said 1.429 acres and the east line of said 0.8770 acre, passing its northeast corner and the southeast corner of Guy E. Hopkins 0.189 acre tract described in deed recorded under Clerk's File #2002-101953 RPRMCT, and continue on along his east line for a total distance of 325.54 feet to a capped 1/2" iron rod (Moon) found for the northwest corner of said 1.429 acres and the northeast corner of said 0.189 acre in the south line of Wilkins Drive (40' R.O.W.), for the northwest corner of herein described tract;

THENCE N.89°48'00"E., (Call N.89°58'47"E., 191.38') along the north line of said 1.429 acres and the south line of Wilkins Drive for a distance of 191.93 feet to a capped 1/2" iron rod (Moon) found for the northeast corner of said 1.429 acres at its intersection with the west line of Stinson Street;

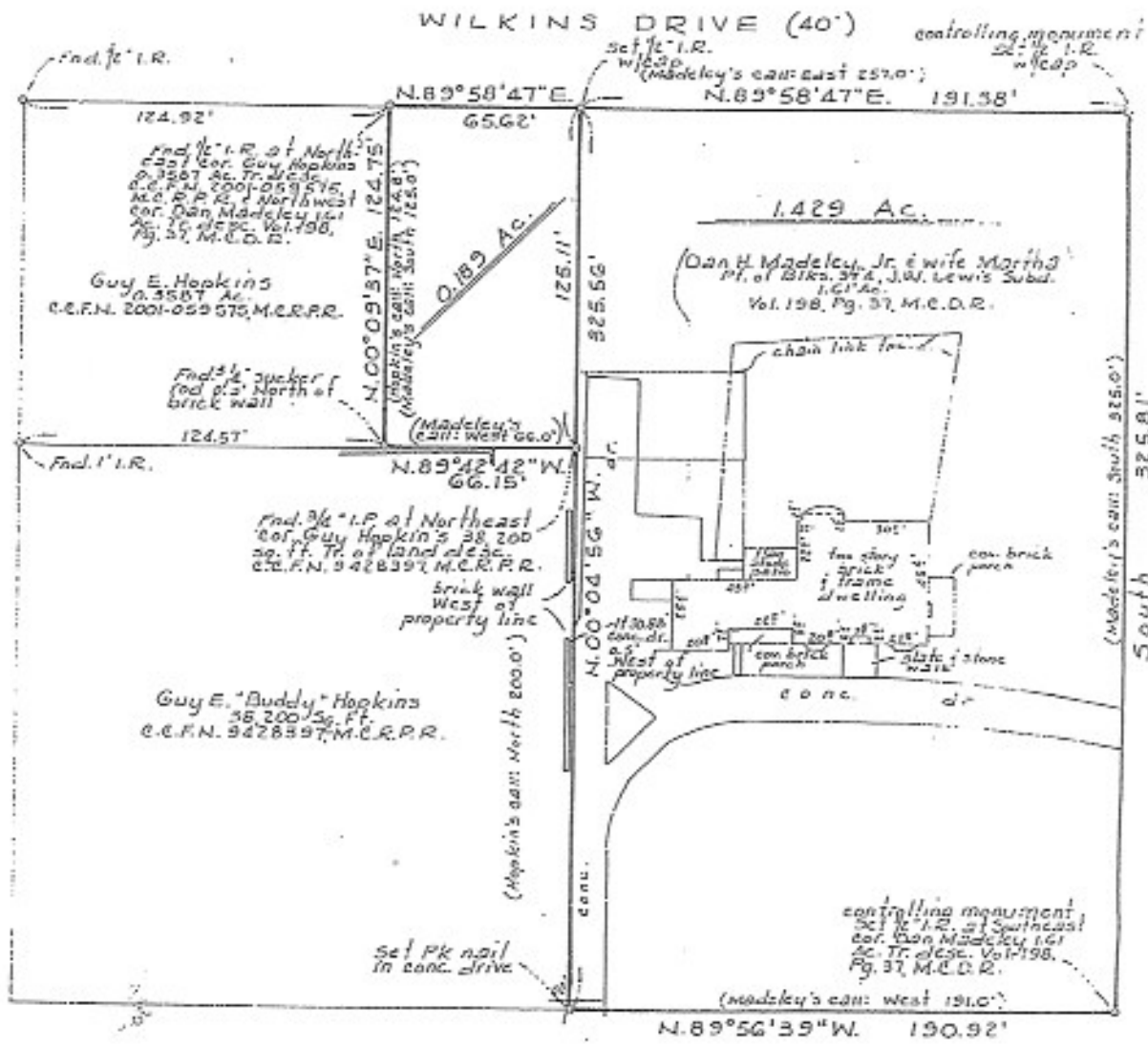
THENCE SOUTH, (Call SOUTH, 326.81') along the east line of said 1.429 acres and the west line of Stinson Street for a distance of 326.14 feet to the POINT OF BEGINNING and containing 1.432 acres of land.

This description is based on a boundary survey and plat prepared this date by C & G Land Surveyors to which further reference is hereby made.
C&G/1.432 Acre Tract



05-28-2008

THOMPSON STREET (50')



STINSON STREET (40')

DALLAS STREET (40')

NOTES:

1. Bearings are based upon Madeley's deed call East line.
2. All 1/2" I.R.'s set with cap stamped "Jeff Moon RPLS 4639".
3. This survey is based, in part, on a Metes & Bounds description of even date.

LAND SURVEY
 0.189 ACRE & 1.429 ACRES OF LAND
 BEING PART OF BLOCKS 3 & 4
 J. W. LEWIS SUBDIVISION
 A SUBDIVISION IN THE LEMUEL SMITH SUR., A-526

MONTGOMERY COUNTY, TEXAS REF: Vol. 1, Pg. 45 MAP RECORDS
 Scale: 1"=50' Date: January 8, 2002
 Address: 204 Dallas Street, Conroe, Texas 77301

To Edward L. Whittenburg & Rhonda Novater, Exclusively,
 I hereby certify that this plot is a true representation of a ground survey made
 under my direct supervision, that there are no encroachments or usurpation of