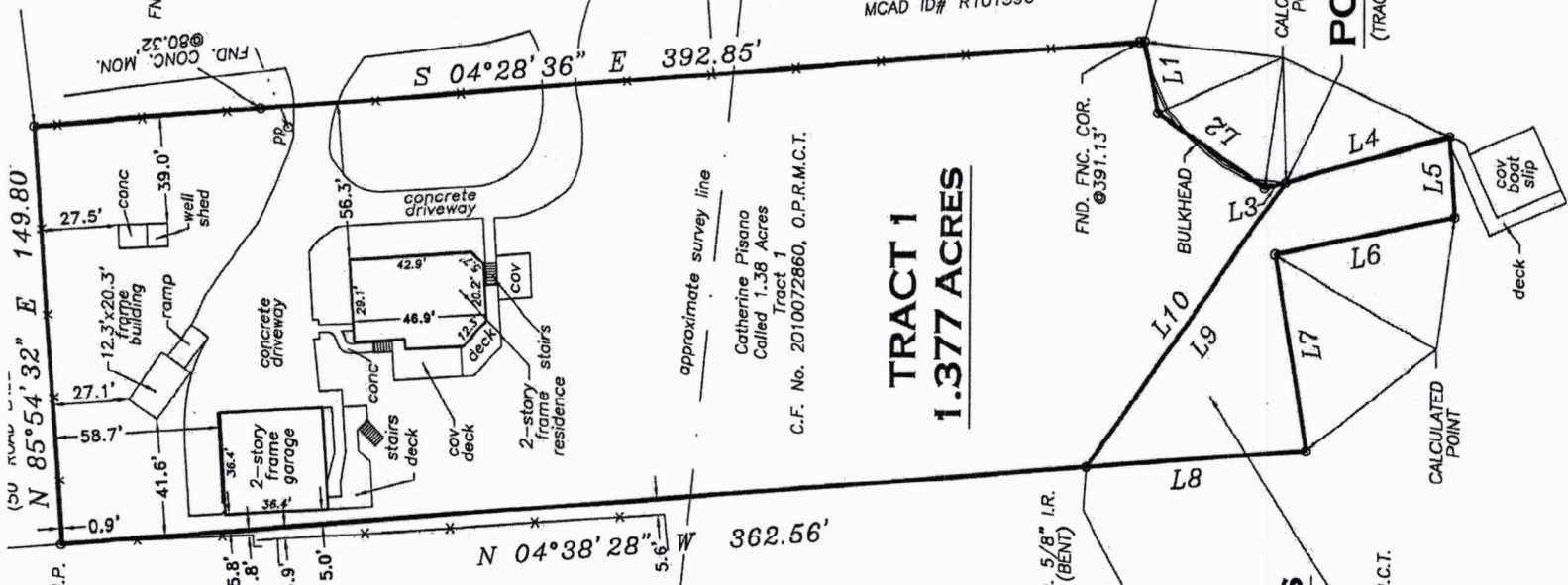


FOR: FRED R. MULLINS and LUCENA M. MUI
 13981 LAKE SHORE DRIVE
 WILLIS, TEXAS 77318

1-15-19
 X. Fred R. Mullins
 X. Lucena M. Mui

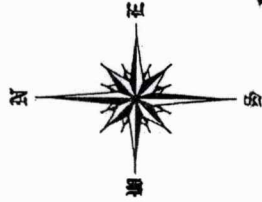
POB (TRACT 1)
 POC (TRACT 12)
 FND. CONC. MON.



JOHN HOSTETTER SURVEY
 ABSTRACT NO. 269

James H. Steel
 Suzanne M. Steel
 Called 9.984 Acres
 C.F. No. 2000-099039, O.P.R.M.C.T.

JOHN SADDLER SURVEY
 ABSTRACT NO. 528



LINE	BEARING	DISTANCE
L1	S 79°07'32" W	25.56'
L2	S 35°01'02" W	46.00'
L3	S 15°51'28" E	7.78'
L4	S 15°51'28" E	60.22'
L5	S 86°10'58" W	29.11'
L6	N 11°57'28" W	64.80'
L7	S 80°40'32" W	70.00'
L8	N 04°38'28" W	71.64'
L9	S 55°32'16" E	122.95'
L10	N 55°32'16" W	122.95'

LEGEND

- face line
- o/h util. line(s)
- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County

TEXAS PROFESSIONAL SURVEYING, L.L.C.

3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM

FIRM REGISTRATION No. 100834-00

PROJECT NO. F127-433

Key Map 95H

DRAWING DATE: 12/21/18

REVISED: NPAWV RV. M.I.W

BEING a 1.377 acre tract of land, situated in the Saddle Survey, Abstract No. 269, and the John Hostetter Survey, Abstract No. 528, Montgomery County, Texas, being comprised of all of that certain call tract described as "Tract 1" in instrument called 1.38 acre tract recorded in Clerk's File No. 2010072860 a Pisano, recorded in Clerk's File No. 2010072860 a Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 1.377 acre tract being more particularly described by attached metes and bonus description.

Record data as shown hereon was fully relied upon taken from a Commitment for Title Insurance issued the following qualified provider:
 First American Title Guaranty Co.
 G.F. No. 2369415-HO43
 Effective date: 11/27/2018

The Subject Tract(s) as shown hereon may be subject following restrictive covenants of record:
 1) Easement and Waiver of Damages per Vol. 726, Pg. M.C.D.R.
 2) Flowage Easement per Vol. 726, Pg. 688, M.C.D.R.
 3) Utility Easement per Vol. 830, Pg. 143, M.C.D.R.

Surveyor's Note:
 Due to gross discrepancies between found and called monuments, surveyor used a previous survey by Power Engineering, provided by the client, to reconstruct boundary.

-Survey valid only when print has original signature of on it. Declaration is made to original purchaser of the tract it is not transferable to additional or subsequent owner.

-Surveyor has not performed a complete abstract of subject property and does not certify to easement restrictions not shown. Check with your local government for any additional easements, building lines, or other restrictions not reflected on recorded documents.

Bearings shown hereon are based on GPS observations are referenced to the NAD (North American Datum) 1983 Texas State Plane Coordinate System, Central Zone (Zone 10N).

Subject property shown hereon is located in Zone X, not appear to lie within the 100-year flood plain, as shown on the F.E.M.A. Flood Insurance Rate Map, Community P. 48359C 0225 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the 9th day of December, 2018, under my supervision and that this survey meets the standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 12/19/18 MP

Carey A. Johnson
 Registered Professional Land Surveyor
 No. 652



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

1.377 ACRES

**IN THE JOHN HOSTETTER SURVEY, ABSTRACT NO. 269
AND THE JOHN SADDLER SURVEY, ABSTRACT NO. 528
MONTGOMERY COUNTY, TEXAS**

BEING a 1.377 acre tract of land situated in the John Hostetter Survey, Abstract No. 269, and the John Saddler Survey, Abstract No. 528, Montgomery County, Texas, being comprised of all of that certain called 1.38 acre tract described as "Tract 1" in instrument to Catherine Pisano, recorded in Clerk's File No. 2010072860 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 1.377 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at concrete monument found at an angle point in Lake Shore Drive (50' road easement), recorded in Volume 542, Page 14 of the Montgomery County Deed Records (M.C.D.R.), for the northeasterly corner of said Tract One and the herein described 1.377 acre tract;

THENCE South $04^{\circ}28'36''$ East, with the easterly line of said Tract One, along the westerly margin of said Lake Shore Drive, at a distance of 80.32 feet, pass a concrete monument found for reference, and continuing, with the common line of said Tract One and a called 0.240 acre tract shown to be owned by Hostetter Creek Res A-1, per Montgomery County Appraisal District ID No. R101396, at a distance of 391.13 feet, pass a fence corner post found for reference, in all, 392.85 feet, to a calculated point in a northerly margin of Lake Paula, for the common southerly corner of said Tract One and said 0.240 acre tract, being the easterly southeast corner of the herein described 1.377 acre tract;

THENCE South $79^{\circ}07'32''$ West, 25.56 feet, with a southeasterly line of said Tract One, along said Lake Paula, to a calculated point for an interior corner of said Tract One and the herein described 1.377 acre tract;

THENCE South $35^{\circ}01'02''$ West, 46.00 feet, with a southeasterly line of said Tract One, continuing along said Lake Paula, to a calculated point for an interior corner of said Tract One and the herein described 1.377 acre tract;

THENCE South $15^{\circ}51'28''$ East, 7.78 feet, with a southeasterly line of said 1.38 acre, to a calculated point for the common easterly corner of said Tract 1 and that certain called 0.10 acre tract described as "Tract 2" in said instrument to Catherine Pisano, being a southeasterly corner of the herein described 1.377 acre tract;

THENCE North $55^{\circ}32'16''$ West, 122.95 feet, with the common line between said Tract One and Tract Two, to a 5/8 inch iron rod found for the common corner of said 0.10 acre tract, said Tract One, and a called 9.984 acre tract described in instrument to James H. Steel and Suzanne M. Steel, recorded in Clerk's File No. 2000-099039, O.P.R.M.C.T., being the southwesterly corner of the herein described 1.377 acre tract

THENCE North 04°38'28" West, 362.56 feet, with the common line of said Tract One and said 9.984 acre tract, in all, 440.20 feet, to a 1 inch iron pipe found at the southwesterly corner of said Lake Shore Drive, for the northwesterly corner of said Tract One and the herein described 1.377 acre tract;

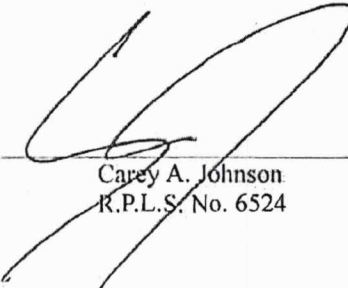
THENCE North 85°54'32" East, 149.80 feet, with the northerly line of said Tract One, along the southerly margin of said Lake Shore Drive, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 1.377 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 19, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F127-433.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

December 26, 2018
Date



Carey A. Johnson
R.P.L.S. No. 6524