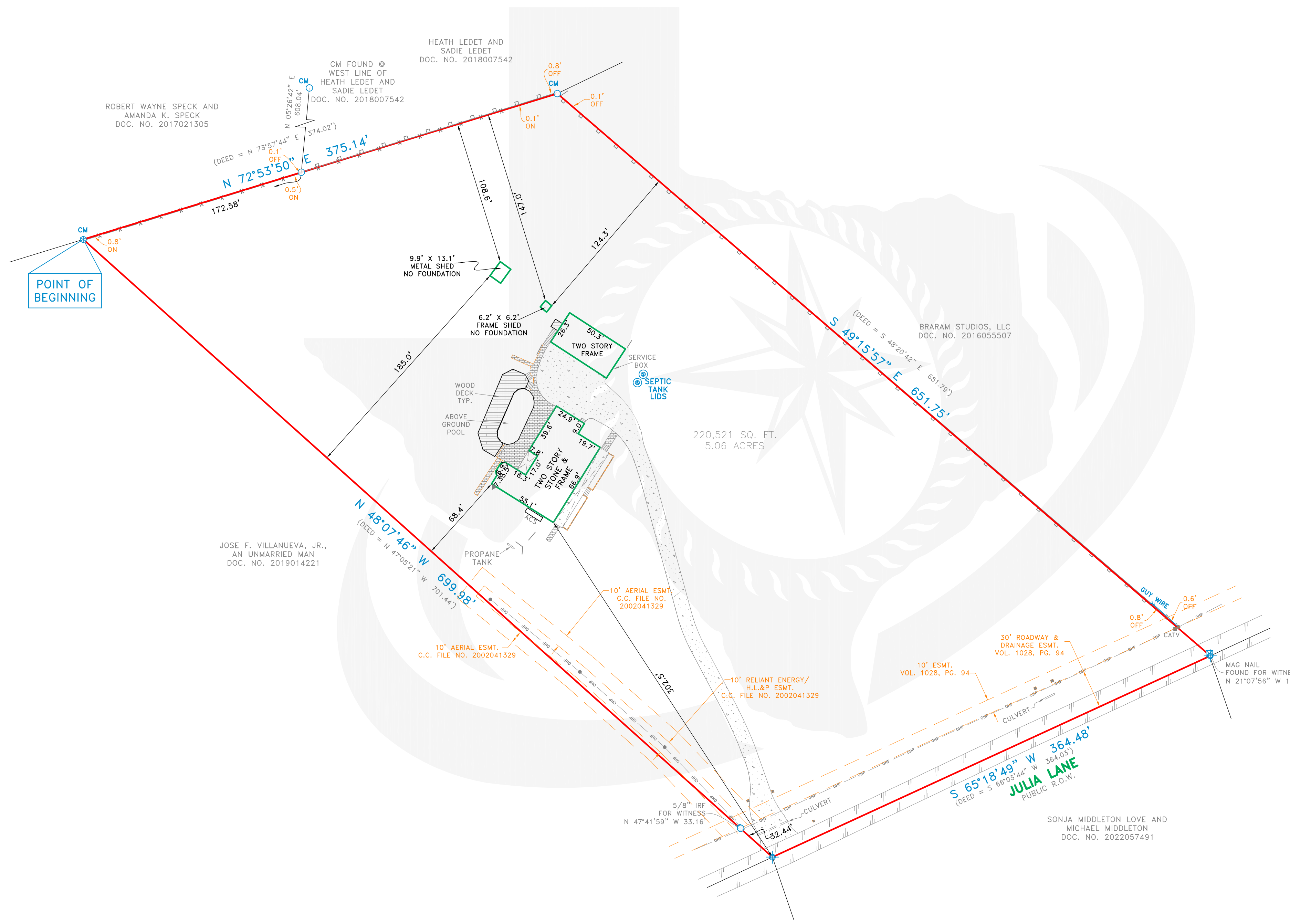
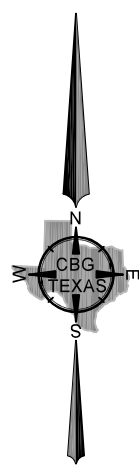


0 50 100 150



11906 Julia Lane

Being a tract of land situated in the T.J. Nichols Survey, Abstract No. 397, Montgomery County, Texas, same being that tract of land conveyed to Ray Alcorn, by deed recorded in Document No. 2006-000095, Official Public Records of Montgomery County, Texas, also known as Lot 15, in Lakecreek Ranchettes, Section 7, an unrecorded Subdivision in Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the North corner of that tract of land conveyed to Jose F. Villanueva, Jr., an unmarried man, by deed recorded in Document No. 2019014221, Official Public Records of Montgomery County, Texas, and lying along the Southeast line of Robert Wayne Speck and Amanda K. Speck, by deed recorded in Document No. 2017021305, Official Public Records of Montgomery County, Texas;

THENCE North 72 degrees 53 minutes 50 seconds East, along said Southeast line of Speck tract, passing at a distance of 172.58 feet to a 1/2 inch iron rod found at the Southeast corner of aforesaid Speck tract and being the Southwest corner of that tract of land conveyed to Heath Ledet and Sadie Ledet, by deed recorded in Document No. 2018007542, Official Public Records of Montgomery County, Texas, and continuing a total distance of 375.14 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Braram Studios, LLC, by deed recorded in Document No. 2016055507, Official Public Records of Montgomery County, Texas;

THENCE South 49 degrees 15 minutes 57 seconds East, along the Southwest line of said Braram Studios tract, a distance of 651.75 feet to a point for corner, said corner being the South corner of said Braram Studios tract, same lying along the Northwest line of that tract of land conveyed to Joshua Andrew Chadwick and Christine Michelle Chadwick, husband and wife, by deed recorded in Document No. 2018002417, Official Public Records of Montgomery County, Texas, and lying in the centerline of Julia Lane (public right-of-way), from which a mag nail found bears North 21 degrees 07 minutes 56 seconds West, a distance of 1.69 feet for witness;

THENCE South 65 degrees 18 minutes 49 seconds West, along said centerline of Julia Lane, a distance of 364.48 feet to a point for corner, said corner being the West corner of that tract of land conveyed to Sonja Middleton Love and Michael Middleton, by deed recorded in Document No. 2022057491, Official Public Records of Montgomery County, Texas, same being the North corner of that tract of land conveyed to Michael Bruce Snyder, husband and Rebecca Snyder, wife, by deed recorded in Document No. 2003-046312, Official Public Records of Montgomery County, Texas, and being the East corner of aforementioned Villanueva tract, from which a 5/8 inch iron rod found bears North 47 degrees 41 minutes 59 seconds West, a distance of 33.16 feet for witness;

THENCE North 48 degrees 07 minutes 46 seconds West, along the Northeast line of said Villanueva tract, passing at a distance of 32.44 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 699.98 feet to the POINT OF BEGINNING and containing 220,521 square feet or 5.06 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ali Jafari and Fidelity National Title Insurance Company, in connection with the transaction described in G.F. No. FTH-07-FAH22010676NC that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 23rd day of August, 2022

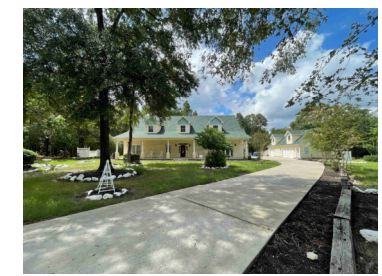
Nathan Alan Fike
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.

2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 1029, PAGE 570, CLERK'S FILE NO. 1977042908, 2000000369, 2010022593, 2012086462, 2002041329



NOTE: According to the F.I.R.M. in Map No. 48339C0485G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	MAG NAIL FOUND
○	UNDERGROUND ELECTRIC
○	OVERHEAD ELECTRIC
○	POWER POLE
○	POINT FOR CORNER
○	GRAVEL/ROCK ROAD OR DRIVE
○	PE - POOL EQUIPMENT
○	COLUMN
○	A/C - AIR CONDITIONING
○	FIRE HYDRANT
○	DES - DES
○	CHP - CHP
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	FIRE FENCE
○	COVERED PORCH, DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	08/23/2022	2205631	SEE CERT.	MARIA

METES AND BOUNDS
T.J. NICHOLS SURVEY, ABSTRACT NO. 397
MONTGOMERY COUNTY, TEXAS
11906 JULIA LANE