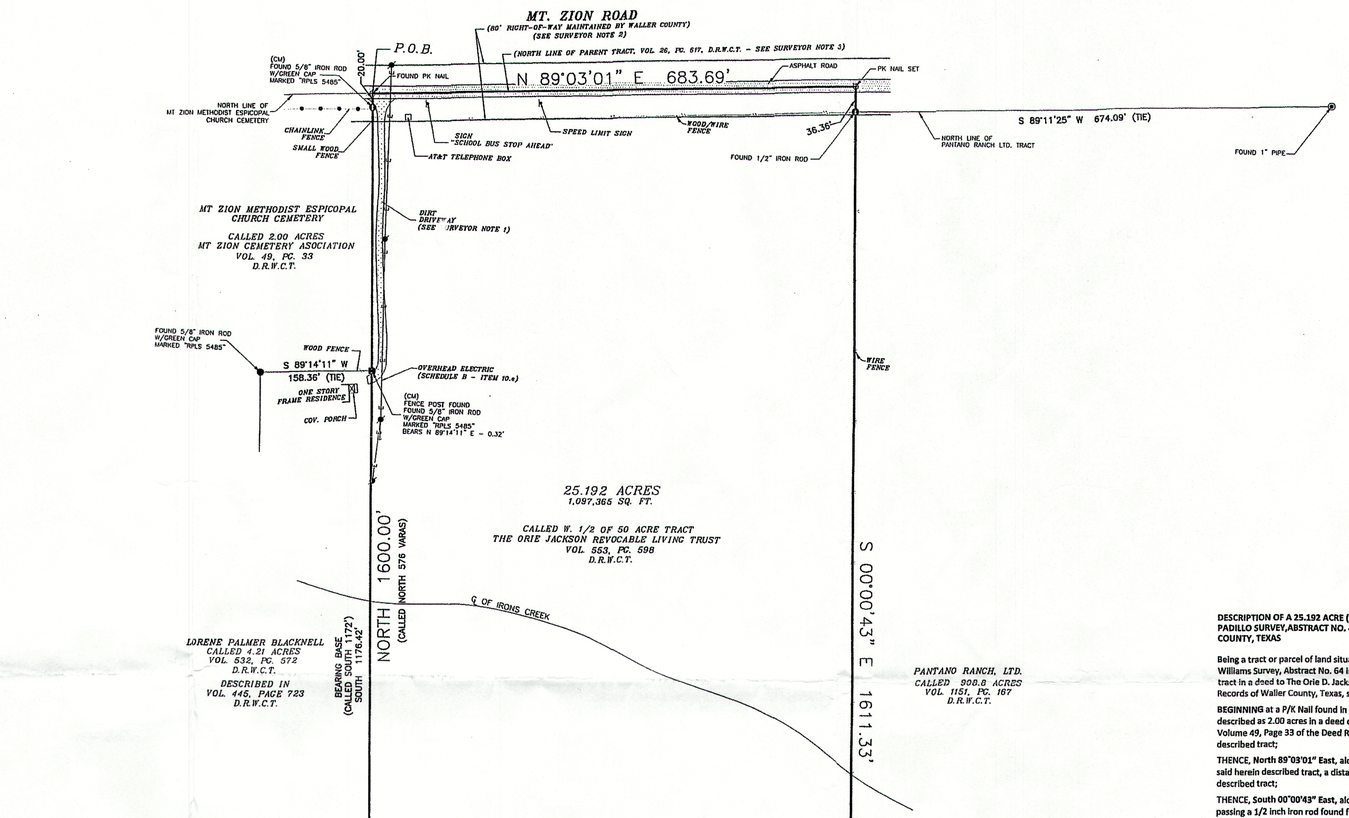

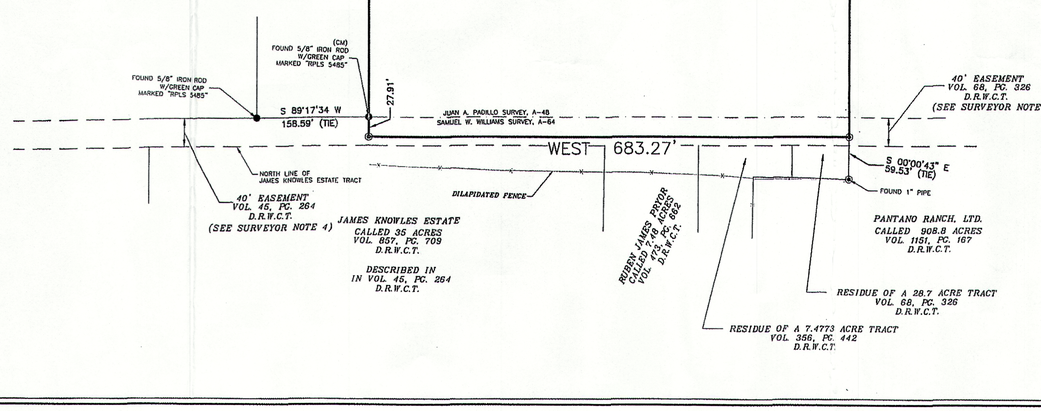

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 25.192 ACRE (1,097,365 SQUARE FEET) TRACT OF LAND SITUATED IN THE JUAN A. PADILLO SURVEY,ABSTRACT NO. 48, AND THE SAMUEL W. WILLIAMS SURVEY, ABSTRACT NO. 64, WALLER COUNTY, TEXAS

Being a tract or parcel of land situated in the Juan A. Padillo Survey, Abstract No. 48 and the Samuel W. Williams Survey, Abstract No. 64 in Waller County, Texas, and being described called the West half of a 50 acre tract in a deed to The Orie D. Jackson Revocable Living Trust as recorded in Volume 553, Page 598 of the Deed Records of Waller County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a P/K Nail found in the centerline of Mt. Zion Road, for the northeast corner of a tract described as 2.00 acres in a deed dated May 25, 1925 to the Mt. Zion Cemetery Association, as recorded in Volume 49, Page 33 of the Deed Records of Waller County, Texas, and for the northwest corner of the herein described tract;

THENCE, North 89°03'01" East, along the calculated centerline of Mt. Zion Road and along the north line of said herein described tract, a distance of **683.69** feet to a P/K Nail set, for the northeast corner of said herein described tract;

THENCE, South 00°00'43" East, along the east line of said herein described tract, at a distance of 36.36 feet passing a 1/2 inch iron rod found for a called northwest corner of a tract described as 908.8 acres in a deed to Pantano Ranch Ltd. as recorded in Volume 1151, Page 167 of the Deed Records of Waller County, Texas, in all a total distance of **1611.33** feet to a 1/2 inch iron rod set with yellow cap marked "OSC", for the southeast corner of said herein described tract, from which a 1 inch pipe found for an interior corner of said 908.8 acre tract bears South 00°00'43" East, a distance of 59.53 feet;

THENCE WEST, along the south line of said herein described tract, a distance of **683.27** feet to a 1/2 inch iron rod set with yellow cap marked "OSC", for the southwest corner of said herein described tract;

THENCE NORTH, along the west line of said herein described tract, at a distance of 27.91 feet passing a 5/8 inch iron rod found with green cap marked "RPLS 5485" for the southeast corner of a tract described as 4.21 acres conveyed to Lorene Palmer Blacknell in Volume 532, Page 572, D.R.W.C.T. and described in Volume 445, Page 723, D.R.W.C.T., at a distance of 1204.33 feet passing a wooden fence post found for the northeast corner of said 4.21 acre tract and for the southeast corner of said 2.00 acre cemetery tract, from which a 5/8 inch iron rod found with green cap marked "RPLS 5485" bears North 89°14'11" East, a distance of 0.32 feet, at a distance of 1580.00 feet passing a 5/8 inch iron rod with green cap marked "RPLS 5485" found online, in all a total distance of **1600.00** feet to the **POINT OF BEGINNING**, containing **25.192** acres **(1,097,365** square feet) of land.

Bearings hereon based on the monumented east line of the west adjoining tract described in Volume 445, Page 723, D.R.W.C.T., having a called bearing and distance of SOUTH, 1172 feet.

LEGEND

These standard symbols, linetypes and abbreviations will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- SURVEY LINE
- WIRE FENCE
- SET 1/2" IRON ROD W/YELLOW CAP "OSC"
- FOUND IRON ROD
- FOUND IRON PIPE
- TELEPHONE BOX
- CM CONTROLLING MONUMENT
- D.R.W.C.T. DEED RECORDS OF WALLER COUNTY, TEXAS

CORRECTION NOTE:

THIS REVISED SURVEY IS TO CORRECT THE BOUNDARY LINES AND ACREAGE AS ORIGINALLY REFLECTED ON THE SURVEY PERFORMED ON 9/23/15.

SURVEYOR NOTES:

1. THERE WAS NO RECORDED EASEMENT FOUND FOR THE DIRT DRIVEWAY. IN SPEAKING TO THE NEIGHBORS, IT WAS DETERMINED THAT THE DRIVEWAY HAS BEEN USED FOR ACCESS BY THE ADJOINING BLACKNELL FAMILY RESIDENCE FOR OVER 50 YEARS.

2. NO RECORDED DOCUMENTS WERE FOUND FOR MT. ZION ROAD RIGHT-OF-WAY WIDTH. WALLER COUNTY MAINTAINS AN 80 FOOT WIDE RIGHT-OF-WAY AS PER ASSISTANT COUNTY ENGINEER, YANCY SCOTT, PE - (979) 826-7970. THE NORTH LINE OF SUBJECT TRACT WAS ESTABLISHED BY CREATING A BEST-FIT LINE UTILIZING EXISTING CORNER MONUMENTATION ALONG MT. ZION ROAD EAST AND WEST OF SUBJECT TRACT.

3. ACCORDING TO VOL. 553, PG. 598, D.R.W.C.T., THE NORTH LINE OF THE SUBJECT TRACT CALLS TO BEGIN ON THE SOUTH SIDE OF A PUBLIC ROAD. THE PARENT DEED RECORDED IN VOL. 26, PG. 617 CALLS FOR THE NORTH LINE OF SUBJECT TRACT TO BEGIN IN THE CENTER OF A PUBLIC ROAD.

4. THE SOUTH LINE OF THIS TRACT IS AFFECTED BY A 40 FOOT WIDE EASEMENT "RETAINED FOR THE USE OF THE ADJACENT OWNERS" REFERENCED IN VOL. 45, PG. 264, D.R.W.C.T., AND VOL. 68, PG. 326, D.R.W.C.T.

5. BEARINGS HEREON BASED ON THE MONUMENTED EAST LINE OF THE WEST ADJOINING TRACT DESCRIBED IN VOL. 445, PG. 723, D.R.W.C.T., HAVING A CALLED BEARING AND DISTANCE OF SOUTH, 1172 FEET.

6. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY GF NO. 1517968-13 ISSUED ON 09/10/15.

SCHEDULE B ITEMS (GF NO. 1517968-13)
ITEM 10.e - EASEMENT DATED MARCH 22, 1963, GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 176, PAGE 568, D.R.W.C.T. (AS SHOWN)

FLOOD INFORMATION
FIRM: 48473C PANEL: 0250 E
EFFECTIVE DATE: 02/18/2009
ZONE: "A" & "A"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE
0' 100' 200'

I, J. TODD ODHAM, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS TITLE and ELITE ACCESS REALTY INVESTMENTS, LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: SEE ABOVE
Volume 553 Page(s) 598 of the Deed Records of WALLER County, Texas, located in the JUAN A. PADILLO SURVEY, A-48 & SAMUEL W. WILLIAMS SURVEY, A-64
Borrower: ELITE ACCESS REALTY INVESTMENTS, LLC
Address: MT ZION RD. BROOKSHIRE, TX 77423 GF No. 1517968-13

FIRM REGISTRATION NO. 10190700
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Overland Consortium Inc.
Surveyors 131 McEnery Street, Suite 222, Fulshear-Pecan Plaza, TX 77441
Tel: 281-940-8869 Fax: 281-207-6476

LAND TITLE SURVEY

JOB NO.:	150904656	NO.	REVISION DATE
DATE:	09/23/15	1	03/24/16
DRAWN BY:	AV/JRD		
APPROVED BY:	JRD		

STATE OF TEXAS REGISTERED J. TODD ODHAM 6062 PROFESSIONAL LAND SURVEYOR

SURVEY PREPARED BY AND CONTRACTED TO:
J. TODD ODHAM, RPLS
TEXAS REGISTRATION NO. 6062

CONTACT INFORMATION:
10914 JADESTONE CREEK LANE
CYPRESS, TX 7433
(512)731-4059