

**PROPERTY DESCRIPTION:**

BEING A 0.897 ACRE TRACT OF LAND SITUATED IN THE BARLEY MURRAY SURVEY, ABSTRACT NO. 343, MONTGOMERY COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAMION M. HAMMEL AND WIFE, APRIL S. HAMMEL, AS RECORDED IN INSTRUMENT NO. 2016081691, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 24° 01' 23" EAST - 16.40 FEET, SAID 5/8-INCH IRON ROD BEING THE COMMON CORNER OF SAID HAMMEL TRACT, THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO WILLIE T. HARRIS AND WIFE, BONNIE J. HARRIS, AS RECORDED IN VOLUME 735-01, PAGE 2429, SAID OFFICIAL PUBLIC RECORDS (DESCRIBED BY METES AND BOUNDS IN VOLUME 645-01, PAGE 1753, SAID OFFICIAL PUBLIC RECORDS), THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PHILLIPS FAMILY TRUST, AS RECORDED IN VOLUME 688-00, PAGE 799, SAID OFFICIAL PUBLIC RECORDS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT A. LOPARO AND WIFE, TERESSA T. LOPARO, AS RECORDED IN VOLUME 419-00, PAGE 1465, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 18° 58' 52" EAST, A DISTANCE OF 184.04 FEET ALONG THE COMMON LINE OF SAID HAMMEL AND LOPARO TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTH CORNER OF SAID HAMMEL TRACT;

THENCE SOUTH 46° 51' 10" EAST ALONG SAID COMMON LINE, PASSING THE MOST EASTERLY SOUTH CORNER OF SAID LOPARO TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CHARLES R. COTTRELL AND WIFE, BRENDA COTTRELL, AS RECORDED IN VOLUME 778-01, PAGE 1594, AFORESAID OFFICIAL PUBLIC RECORDS (DESCRIBED BY METES AND BOUNDS IN VOLUME 444-01, PAGE 1610, SAID OFFICIAL PUBLIC RECORDS), AT A DISTANCE OF 170.34 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID HAMMEL AND COTTRELL TRACTS A TOTAL DISTANCE OF 270.34 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 77° 57' 55" WEST - 0.60 OF ONE FOOT, SAID 1/2-INCH IRON ROD BEING THE EAST CORNER OF SAID HAMMEL TRACT AND THE SOUTH CORNER OF SAID COTTRELL TRACT, BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO S. ESTELLE MANCHESTER, AS RECORDED IN VOLUME 462-00, PAGE 368, SAID OFFICIAL PUBLIC RECORDS;

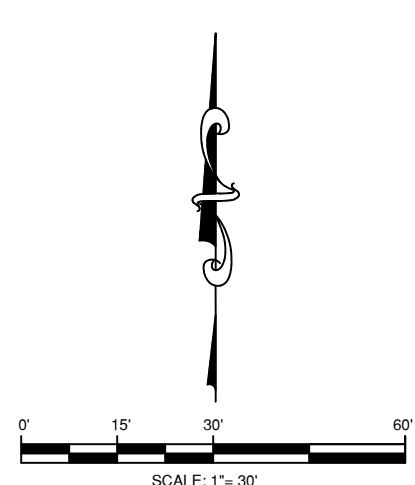
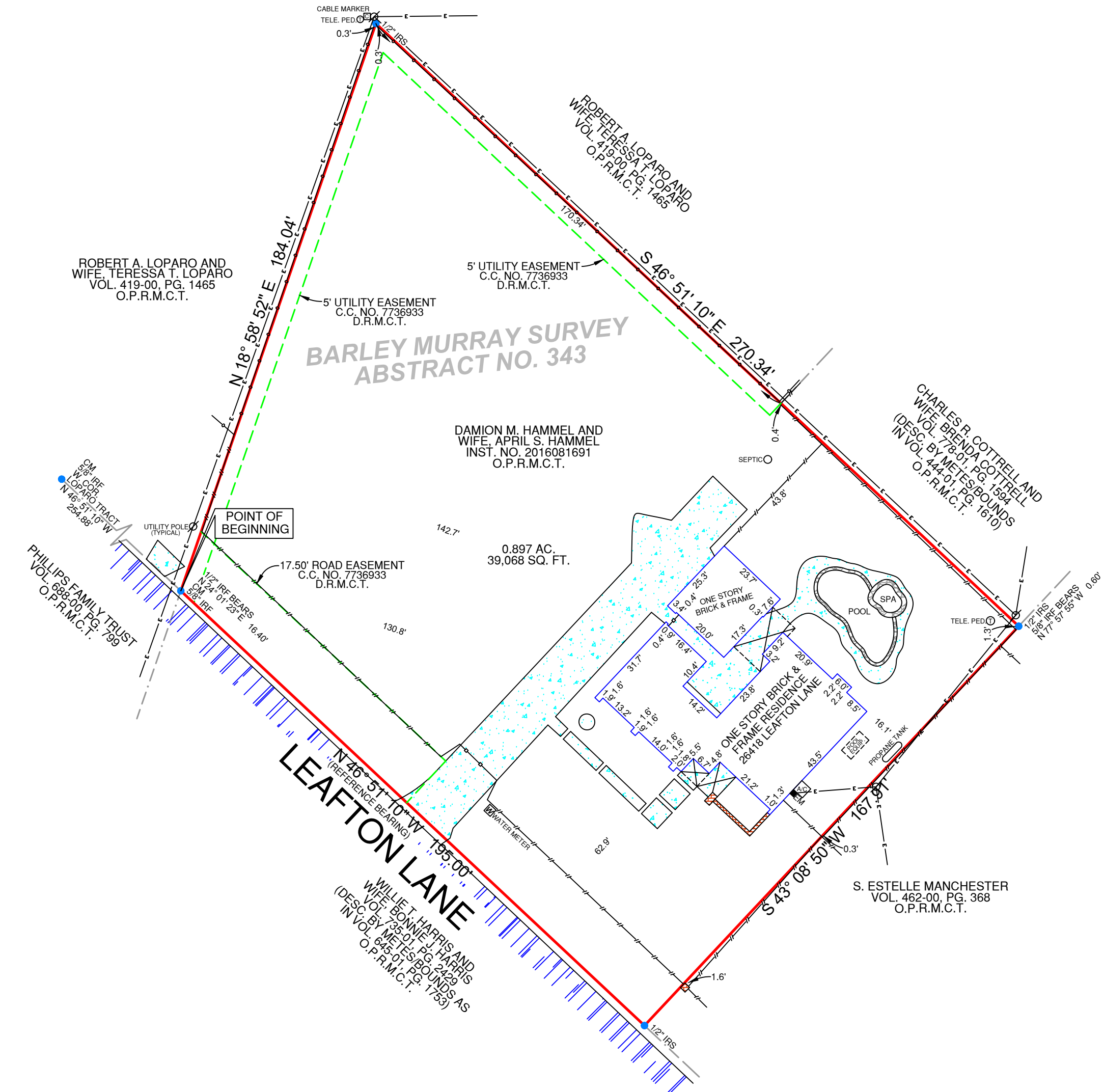
THENCE SOUTH 43° 08' 50" WEST, A DISTANCE OF 167.91 FEET ALONG THE COMMON LINE OF SAID HAMMEL AND MANCHESTER TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTH CORNER OF SAID HAMMEL TRACT AND THE WEST CORNER OF SAID MANCHESTER TRACT, SAID IRON ROD BEING ON THE NORTHEAST LINE OF AFORESAID HARRIS TRACT;

THENCE NORTH 46° 51' 10" WEST, A DISTANCE OF 195.00 FEET ALONG THE COMMON LINE OF SAID HAMMEL AND HARRIS TRACTS TO THE POINT OF BEGINNING AND CONTAINING 39,068 SQUARE FEET OR 0.897 OF ONE ACRE OF LAND.

ALSO BEING KNOWN AS TRACTS 20 AND 21, OF RIMWICK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION.

**THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(10b)-AGREEMENT, C.C. NO. 9021577, O.P.R.M.C.T.**

FEMA NOTE	
FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48339C0495 G, DATED AUGUST 18, 2014.	
SURVEYOR'S CERTIFICATION	
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.	
GENERAL NOTES	
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED. 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING. 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON. 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS. 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES. 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.	



<b>26418 LEAFTON LANE CITY OF MAGNOLIA MONTGOMERY COUNTY, TEXAS</b>	
GF#: 20-532096-SB	
BORROWER: DAMION AND APRIL HAMMEL	
TITLE CO.: CAPITAL TITLE	
PREMIER JOB #: 20-08430	
TECH: MSP	DATE: 10/27/20
FIELD: MJ	FIELD DATE: 10/26/20



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET W/CAP
	STAMPED "PREMIER SURVEYING"
	WF = WOOD FENCE COR POST

**Angela Cyrus**  
Escrow Officer, License # 1315977

**Capital Title**  
A Shadock Company

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ACyrus@ctcl.com

**Premier**  
Surveying LLC

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Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

**Robert T. Paul, Jr.**  
Registered Professional Land Surveyor

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