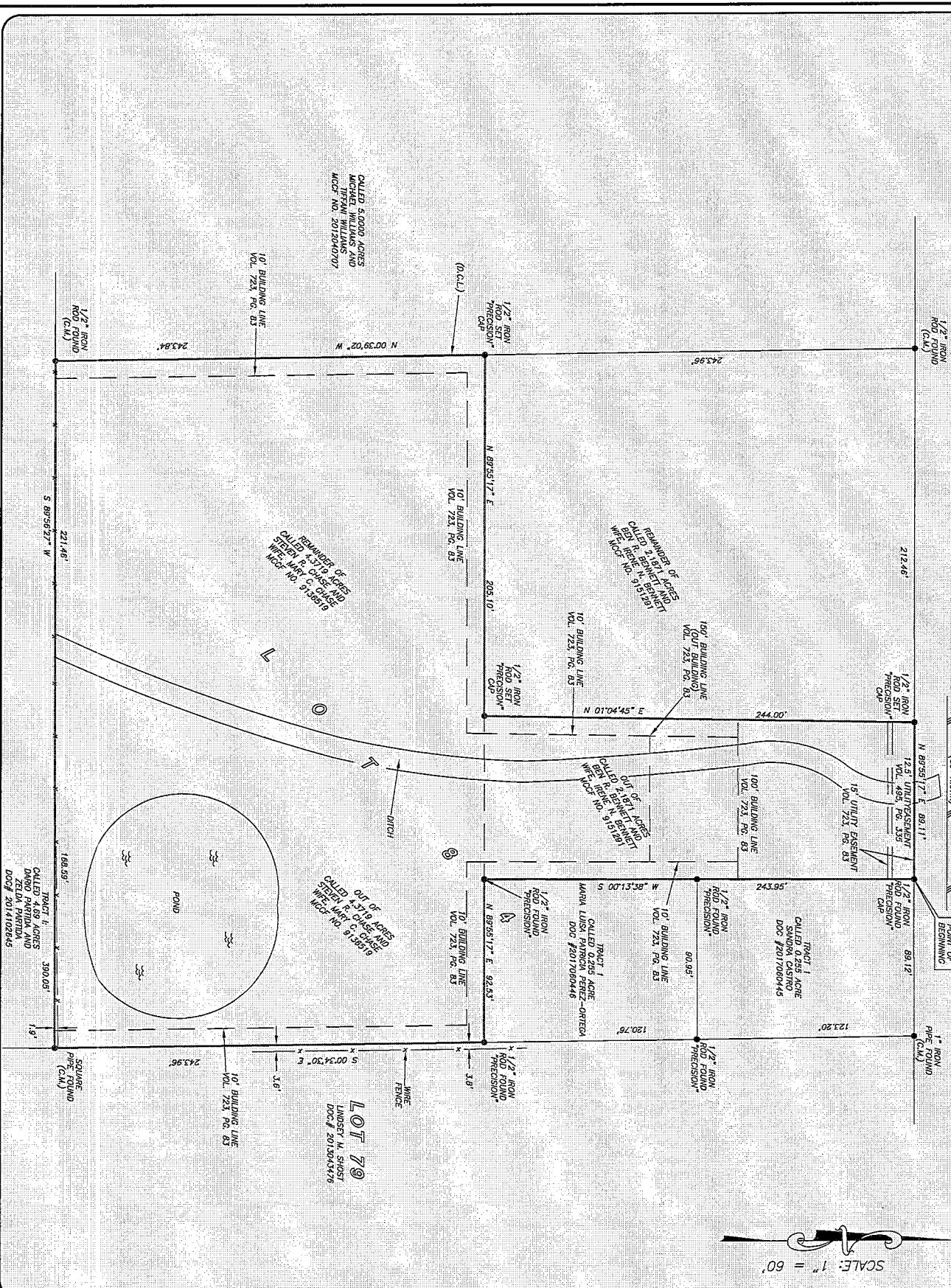
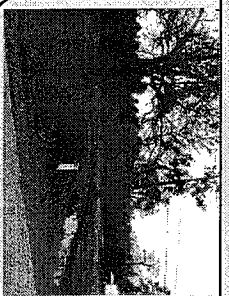


CALHOUN ROAD  
(60' R.O.W.)



GF NO. 1720855 STEWART TITLE  
ADDRESS: CALHOUN ROAD  
CONROE, TEXAS 77302  
BORROWER: RICKY M. PAYTEL

**2 6940 ACRES  
OUT OF LOT 84  
J.O.H. BENNETT SUBDIVISION**  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 2, PAGE 50 OF THE MAP RECORDS  
OF MONTGOMERY COUNTY, TEXAS.  
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

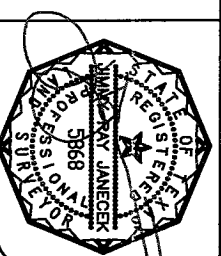


NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

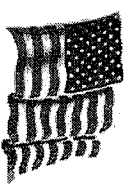
THIS PROPERTY IS AFFECTED BY THE  
100 YEAR FLOOD PLAN AS PER FIRM  
MAP REGION: 08/18/2014  
ZONE: AE  
BASED ONLY ON VISUAL EXAMINATION OF MAPS  
AND AERIAL PHOTOGRAPHS. NO  
DETERMINATION WITHOUT DETAILED FIELD STUDY.  
A SURVEYOR INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARINGS: MCOE NO. 2800-073123  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND THAT THIS IS A COMPLETE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCUMBRANCES APPARENT ON THE GROUND  
CERTIFIED FOR THIS TRANSACTION ONLY.

JIMMY RAY JANECEK  
NO. 5589  
JOB NO. 18-00054  
JANUARY 11, 2018  
REVISED JANUARY 19, 2018 (ADD TRACT)



DRAWN BY: JB



Stewart  
TRICIA BOWERS  
832-482-1846



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FIRM NO. 10063700  
FAX 210-829-4941  
1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217

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§  
§  
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BEING 2.6940 ACRES (117,350 SQUARE FEET) OUT OF LOT 84, J.O.H. SUBDIVISION, RECORDED IN VOLUME 2, PAGE 50, MAP RECORDS MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.) AND BEING PART OF A REMAINDER OF A CALLED 2.1871 ACRE TRACT IN COUNTY CLERK FILE No. (C.C.F. No.) 9151291, OFFICIAL RECORDS MONTGOMERY COUNTY, TEXAS (O.R.M.C.T.) AND PART OF A REMAINDER OF A CALLED 4.3719 ACRE TRACT IN C,C,F, No. 9136519, O.R.M.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. 2000-073123, O.R.M.C.T.)

BEGINNING at a set ½” iron rod with orange plastic cap stamped “Precision Surveyors” (hereinafter called “set ½” iron rod”) in the south right-of-way (ROW) line of Calhoun Road (60’ ROW) for the common Northeast corner of herein described Tract and the northwest corner of a called 0.255 acre tract (Tract 1) conveyed to Sandra Castro, recorded in Document No. (Doc. No.) 2017060445, O.R.M.C.T.;

THENCE S 00°13’38” W, 243.95’, departing the south ROW line of said Calhoun Road and along a common East line of herein described Tract, the west line of said called 0.255 acre tract (Tract 1) conveyed to Sandra Castro and the west line of a called 0.255 acre tract (Tract 1) conveyed to Maria Luisa Patricia Perez-Ortega, recorded in Doc. No. 2017060446, O.R.M.C.T., to a set ½” iron rod for a common Interior corner of herein described Tract and the southwest corner of said called 0.255 acre tract (Tract 1) conveyed to Maria Luisa Patricia Perez-Ortega;

THENCE N 89°55’17” E, 92.53’, along a common North line of herein described Tract and the south line of said called 0.255 acre tract (Tract 1) conveyed to Maria Luisa Patricia Perez-Ortega, to a set ½” iron rod in the common division line of Lots 79 and 84 of said J.O.H. Bennett Subdivision for a common Exterior corner of herein described Tract and the southeast corner of said called 0.255 acre tract (Tract 1) conveyed to Maria Luisa Patricia Perez-Ortega;

THENCE S 00°34’30” E, 243.96’, along the common East line of herein described Tract and the common division line of said Lots 79 and 84, to a found square pipe for the common Southeast corner of herein described Tract and the northeast corner of a called 4.69 acre tract (Tract 1) conveyed to Dario Partida and Zelda Partida, recorded in Doc. No. 2014102645, O.R.M.C.T.;

THENCE S 89°56’27” W, 390.05’, along the common South line of herein described Tract and the north line of said called 4.69 acre tract (Tract 1) conveyed to Dario Partida and Zelda Partida, to a set ½” iron rod for the Southwest corner of herein described Tract;

THENCE N 00°39’02” W, 243.84’, along the West line of herein described Tract and the west line of said called 4.3719 acre tract, to a set ½” iron rod a common Exterior corner of herein described Tract and the southwest corner of said called 2.1871 acre tract;

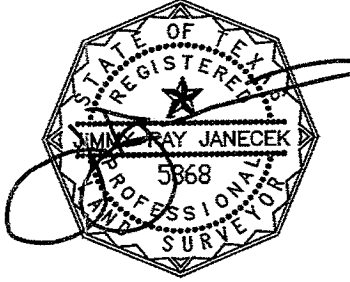
THENCE N 89°55’17” E, 205.10’, crossing said Lot 84 and along a common North line of herein described Tract and the south line of said called 2.1871 acre tract, to a set ½” iron rod for and Interior corner of herein described Tract;

CONTINUED ON NEXT PAGE.  
Job No. 18-00054

THENCE N 01°04'45" E, 244.00', continuing crossing said Lot 84 and along a West line of herein described Tract, to a set ½" iron rod in the south ROW line of said Calhoun Road for the Northwest corner of herein described Tract;

THENCE N 89°55'17" E, 89.11', along the common North line of herein described Tract and the south ROW line of said Calhoun Road to the POINT OF BEGINNING containing 2.6940 acres (117,350 square feet) of land.

(See attached Drawing)



JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
January 11, 2018  
Job No. 18-00054  
Revised: January 22, 2018