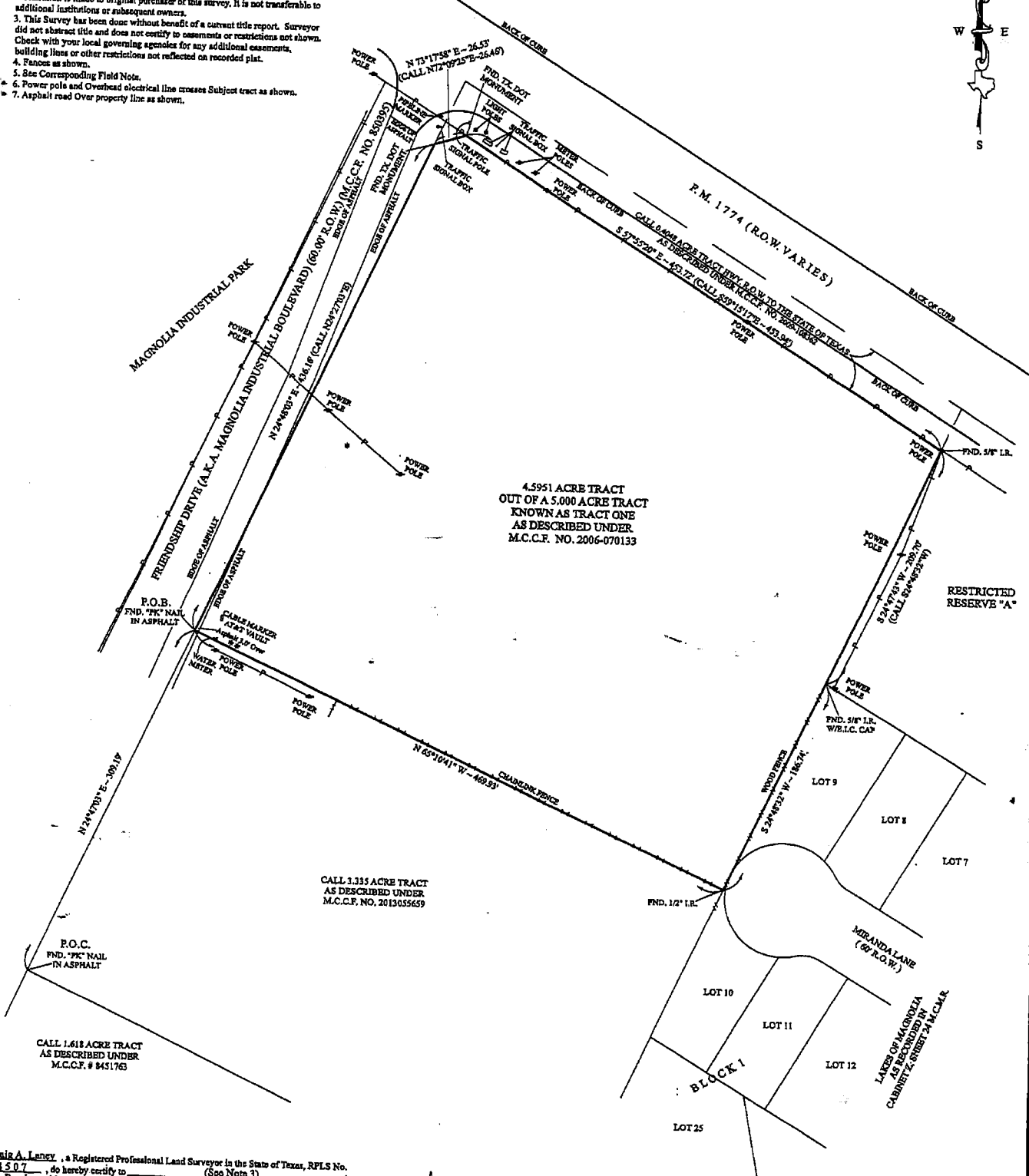


**EIC SURVEYING COMPANY**  
 12345 JONES ROAD  
 SUITE 210  
 HOUSTON, TX 77070  
 (281) 955-2772  
 FIRM NO. 10033400



**SUBJECT TO:**

1. © 2020 Everything In Christ Services, Inc. All Rights Reserved.
2. Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional purchasers or subsequent owners.
3. This Survey has been done without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.
4. Fences as shown.
5. See Corresponding Field Note.
6. Power poles and Overhead electrical line crosses Subject tract as shown.
7. Asphalt road Over property line as shown.



4.5951 ACRE TRACT  
 OUT OF A 5.000 ACRE TRACT  
 KNOWN AS TRACT ONE  
 AS DESCRIBED UNDER  
 M.C.C.F. NO. 2006-070133

CALL 3.335 ACRE TRACT  
 AS DESCRIBED UNDER  
 M.C.C.F. NO. 2013035659

CALL 1.618 ACRE TRACT  
 AS DESCRIBED UNDER  
 M.C.C.F. # 8451763

I, **Craig A. Loney**, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to (See Note 3) and Purchaser(s) that based upon information provided by said Title Company under G.P. No. (See Note 3) that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying. Effective February, 2014. Last revised 02-2014.



The basis of bearing is N 24°45'03" E along the Southeastly right of way line of Friendship Drive per prior deed.  
 A Division of Everything In Christ Services, Inc.

This Property Lies In Zone "X"  
 Outside the 100 Year Flood Plain  
 Per Graphic Scaling according to  
 Community Panel No. 4804830480G  
 having an effective date 08-18-2014  
 Job No. 20-328-07  
 Scale 1" = 50'  
 Date 07-28-2020  
 Drawn By: MP

Purchaser **DONALD L. MILLER**  
 Address **FM 1774 ROAD**  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_  
 Survey **EDWARD TAYLOR**, A 554  
 Area **4.5951 ACRE TRACT**  
 Subdivision \_\_\_\_\_  
 Volume \_\_\_\_\_ Page \_\_\_\_\_  
**MONTGOMERY** County, Texas Records


**EJC SURVEYING COMPANY**

12345 Jones Road, Suite 270  
Houston, TX 77070  
281-955-2772 • Fax 281-955-6678  
www.ejcsurveying.com • eic@ejcsurveying.com

Firm No. 100334-00

All that certain tract or parcel containing 4.5951 acres of land out of that certain 5.000 acres of land known as Tract 1 situated in the Edward Taylor Survey, A-554, in Montgomery County, Texas, said Tract 1 being that same tract of land known as Tract One in a deed filed for record under Montgomery County Clerk's File No. 2006-040133 and being more particularly described by metes and bounds as follows:

COMMENCING at a p.k. nail in asphalt (found) in the Southeasterly right-of-way line of Friendship Drive, aka Magnolia Industrial Boulevard, 60.00 feet in width, as described in an instrument filed for record under Montgomery County Clerk's File No. 850395 marking the Westerly corner of that certain 3.335 acre tract of land as described in a deed filed for record under Montgomery County Clerk's File No. 2013055659;

THENCE N 24°47'03" E, a distance of 309.19 feet along the Southeasterly right-of-way line of said Friendship Drive and the Northwest line of said 3.335 acre tract of land to a p.k. nail in asphalt (found) marking the Northerly corner of said 3.335 acre tract of land, the Westerly corner of said Tract 1 and the Westerly corner and POINT OF BEGINNING of the herein described 4.5951 acre tract of land;

THENCE N 24°48'03" E, (call N 24°07'03" E), a distance of 436.16 feet along the Southeasterly right-of-way line of said Friendship Drive and the Northwest line of said Tract 1 to a TxDot Disk (found) at the Westerly-End of a cut-back corner marking the intersection of the Southwesterly right-of-way line of F.M. 1774, (variable width), with the Southeasterly right-of-way line of said Friendship Drive, same point marking the most Westerly corner of that certain 0.4048 acre tract of land to the State of Texas for road widening as described in a deed filed of record under Montgomery County Clerk's File No. 2009-108362 and the Westerly-North corner and POINT OF BEGINNING of the herein described 4.5951 acre tract of land;

THENCE N 73°17'58" E, a distance of 26.53 feet, (call N 72°09'25" E, 26.46 feet), along said cut-back corner and said 0.4048 strip of land to a TxDot Disk (found) in the Southwesterly right-of-way line of said F.M. 1774 marking an interior corner of said 0.4048 acre strip of land and the Easterly-North corner of the herein described 4.5951 acre tract of land;

THENCE S 57°55'20" E, a distance of 453.72 feet, (call S 59°15'17" E, 453.94 feet), along the Southwesterly right-of-way line of said F.M. 1774 and the Southwesterly line of said 0.4048 acre strip of land to a 5/8" iron rod (found) in the Northwest line of Restricted Reserve "A" in Block 1 of Lakes of Magnolia, a subdivision in Montgomery County, Texas according to the map or plat thereof filed for record in Cabinet Z, Sheet 24 of the Montgomery County Map Records and the Southeast line of said Tract 1 marking the Easterly corner of the herein described 4.5951 acre tract of land;

THENCE S 24°47'43" W, (call S 24°48'32" W), along the common line of said Restricted Reserve "A" and said Tract 1, passing at 209.70 feet a 5/8" iron rod with E.I.C. cap (found) for angle point marking the Westerly corner of said Restricted Reserve "A" and the Northerly corner of Lot 9 in Block 1 of said Lakes of Magnolia;

THENCE S 24°48'32" W, a distance of 186.74 feet along the common line of said Lot 9 and said Tract 1 to a 1/2" iron rod (found) in the Northwesterly line of Lot 10 in Block 1 of said Lakes of Magnolia, marking of said the Easterly corner of said 3.335 acre tract of land, the Southerly corner of said Tract 1 and the Southerly corner of the herein described 4.5951 acre tract of land

THENCE N 65°10'41" W, a distance of 469.93 feet along the common line of said 5.000 acre and said 3.335 acre tracts of land the POINT OF BEGINNING and containing 4.5951 acres of land.

Surveyed on the ground July 28, 2020.

Job No. 07-328-07. (see corresponding plat).

The basis of bearing is N 24°47'03" E along the Southeasterly right-of-way line of Friendship Drive per prior deed to the 3.335 acre tract of land.

Land Boundary / Topographic Surveying  
A Division of Everything in Christ Services, Inc.

