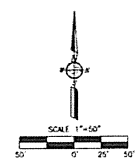


- Legend**
- U.E. utility easement
 - D.E. drainage easement
 - A.E. aerial easement
 - R.O.W. right of way
 - E.L. easement line
 - M.H. manhole
 - H.W. water meter
 - O.W. guy wire
 - P.O. power pole
 - C.H. overhead utilities
 - ⊙ controlling monument

DISCLAIMER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR OR TO THE RESULTS OF ANY TESTS OR ANALYSES CONDUCTED BY OTHERS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR OR TO THE RESULTS OF ANY TESTS OR ANALYSES CONDUCTED BY OTHERS.



METES AND BOUNDS DESCRIPTION
3.1170 ACRES (135,777 SQUARE FEET)

All of that certain tract of land being 3.1170 acres (135,777 square feet) more or less being a portion of a certain 1,253.64 acre tract described in deed to Bluegreen Southwest One L.P., as recorded in Volume 877, Page 601, Waller County Deed Records (W.C.D.R.) and lying in the fourth C. Dunn Survey, (Metes and Bounds), Waller County, Texas and being more particularly described by metes and bounds as follows. Thereafter, are based on the plat of Saddle Creek Forest Subdivision Section 516, Volume 938, Page 448, O.P.A.M.C.)

COMMENCING at a fixed 5/8 inch iron rod with cap lying on the Southwesterly right-of-way line of Roundup Drive 160 feet wide and private access easement and utility easement and being the Eastwesterly corner of Lot 14, Block 3 of said Saddle Creek Forest, same being the Northeast corner of Lot 13, Block 3 of said Saddle Creek Forest;

THENCE South 47°57'17" East, along said right-of-way line, in common with a Northerly line of said Lot 13 a distance of 720.09 feet to a point of variance to the left and being a fourteenth corner of said Lot 13, then which a fixed 5/8 inch iron rod with cap bears South 57°30' West a distance of 624 feet;

THENCE, continuing along said right-of-way line, a Northerly line of said Lot 13 and along said curve to the left having a radius of 430.00 feet an arc length of 63.65 feet, a chord bearing of South 50°11'51" East and a chord distance of 43.73 feet to a point being the Eastwesterly corner of said Lot 13, same being the Northeast corner of said Lot 12, Block 3 of said Saddle Creek Forest, from which a fixed 5/8 inch iron rod with cap bears South 29°42' West a distance of 84.05 feet, from said point for common corner a fixed 5/8 inch iron rod with cap being the Eastwesterly corner of said Lot 12 and the Northeast corner of a field 6.07 acre tract known as "MORNING RESERVE 'A'" (Restricted to Equine Center Reserve); at said Saddle Creek Forest being along said right-of-way line, the Northerly line of said Lot 12 and along said curve to the left having a radius of 430.00 feet an arc length of 118.87 feet, a chord bearing of South 67°32'48" East and a chord distance of 118.29 feet, from said point for common corner a fixed 5/8 inch iron rod with cap being the Eastwesterly corner of "MORNING RESERVE 'A'" and the Northeast corner of Lot 11, Block 3 of said Saddle Creek Forest being along said right-of-way line, the Northerly line of said "MORNING RESERVE 'A'" and along said curve to the left having a radius of 430.00 feet, an arc length of 143.22 feet, a chord bearing of South 79°47'37" East and a chord distance of 142.39 feet;

THENCE South 41°54'47" West, along said right-of-way line and along the Southwesterly line of said Lot 13, in common with the Northwesterly line of said Lot 12, passing in a distance of 362.23 feet to a point 17 feet over with cap "RFLS 6107" (see file for reference) and commencing along said common line for a total distance of 617.23 feet to a point the corner being on the approximate flow line of Waller Creek and being the Eastwesterly corner of a 247.01 acre tract described in deed to Bergrace T. Stewart and Abnera Stewart as recorded in Volume 1431, Page 469, O.P.A.M.C., and the Eastwesterly corner of said Lot 13, same being the Westwesterly corner of said Lot 13 and the Northeast corner and POINT OF BEGINNING of the herein described tract;

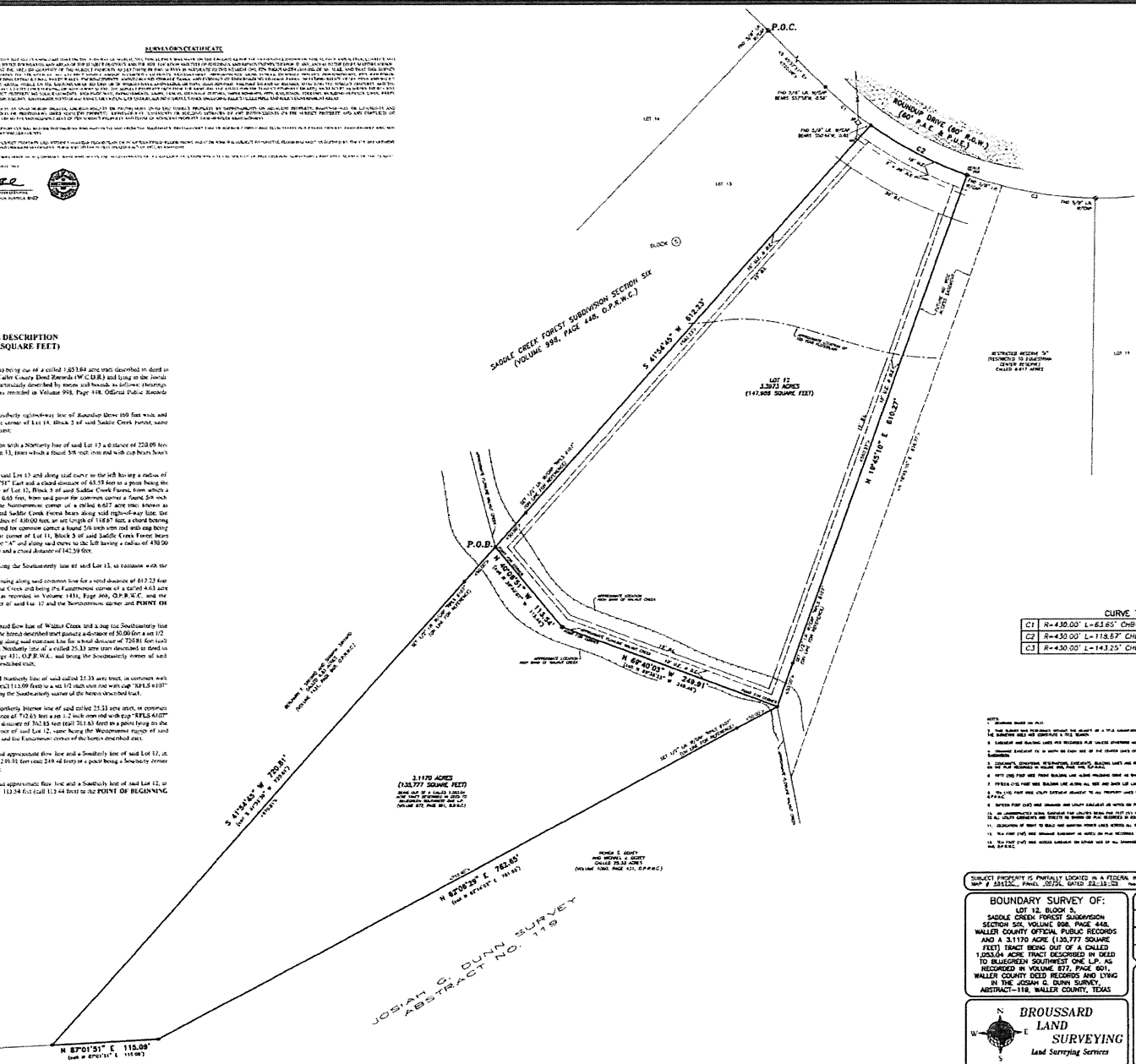
THENCE South 41°54'47" West, along said flow line of Waller Creek and along the Southwesterly line of said Lot 13, in common with the Northwesterly line of said Lot 12, passing in a distance of 362.23 feet to a point 17 feet over with cap "RFLS 6107" (see file for reference) and commencing along said common line for a total distance of 720.11 feet to a point 17 feet over with cap "RFLS 6107" lying on a Northerly line of a certain 25.33 acre tract described in deed to John S. Derry and Michael J. Derry as recorded in Volume 1096, Page 411, O.P.A.M.C., and being the Southwesterly corner of said Lot 13, same being the Southwesterly corner of the herein described tract;

THENCE North 87°02'12" East, along said Northerly line of said Lot 13, same being the Southwesterly corner of the herein described tract, a distance of 111.09 feet to a fixed 5/8 inch iron rod with cap "RFLS 6107" being the Northwesterly corner of said Lot 12, same being the Southwesterly corner of the herein described tract;

THENCE North 67°32'48" East, along said Northerly line of said Lot 12, same being the Southwesterly corner of the herein described tract, a distance of 118.29 feet to a fixed 5/8 inch iron rod with cap "RFLS 6107" (see file for reference) and commencing along said common line for a total distance of 362.23 feet (662.763 feet) to a point lying on the approximate flow line of Waller Creek and being the Southwesterly corner of said Lot 12, same being the Westwesterly corner of said "MORNING RESERVE 'A'", a Northerly corner of said Lot 12, same being the Northeast corner of the herein described tract;

THENCE North 47°57'17" West, along said approximate flow line and a Northerly line of said Lot 13, in common with a Northerly line of the herein described tract, a distance of 112.34 feet (241.134 feet) to the POINT OF BEGINNING and containing 3.1170 acres (135,777 square feet) land.

Lot 14 of said Saddle Creek Forest, same being the Northwesterly corner of said Lot 14, Block 3 of said Saddle Creek Forest, same being the Northeast corner of Lot 13, Block 3 of said Saddle Creek Forest, same being the Westwesterly corner of said Lot 13, Block 3 of said Saddle Creek Forest, same being the Southwesterly corner of said Lot 13, Block 3 of said Saddle Creek Forest, same being the Northeast corner of Lot 12, Block 3 of said Saddle Creek Forest, same being the Westwesterly corner of said Lot 12, Block 3 of said Saddle Creek Forest, same being the Southwesterly corner of the herein described tract.



CURVE TABLE

C1	R=430.00'	L=63.65'	ChB=350°11'51"E	ChD=63.59'
C2	R=430.00'	L=118.87'	ChB=562°20'38"E	ChD=118.29'
C3	R=430.00'	L=143.22'	ChB=579°47'37"E	ChD=142.55'

- NOTES**
1. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD ZONE "X" & "Y". SEE "FLOODING" PAGE 2073A, DATED 02-18-2010. THE CONTAINMENT OF WATER IN THESE AREAS MAY BE OF VARIOUS DEPTHS TO THE PROPERTY.
 2. ALL RIGHTS RESERVED TO THE SURVEYOR.
 3. EASEMENTS AND RIGHTS RESERVED TO THE SURVEYOR.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OBSTRUCTIONS TO THE PROPERTY.
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 14. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OBSTRUCTIONS TO THE PROPERTY.
 15. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OBSTRUCTIONS TO THE PROPERTY.

BOUNDARY SURVEY OF:
LOT 12, BLOCK 3,
SADDLE CREEK FOREST SUBDIVISION
SECTION 516, VOLUME 938, PAGE 448,
WALLER COUNTY OFFICIAL PUBLIC RECORDS
AND A 3.1170 ACRE (135,777 SQUARE
FEET) TRACT BEING OUT OF A CALLED
"MORNING RESERVE 'A'" TRACT DESCRIBED IN DEED
TO BLUEGREEN SOUTHWEST ONE L.P., AS
RECORDED IN VOLUME 877, PAGE 601,
WALLER COUNTY DEED RECORDS AND LYING
IN THE JOSEPH C. DUNN SURVEY,
ABSTRACT-119, WALLER COUNTY, TEXAS.

OWNER: DALE CUNNINGHAM
ADDRESS: 30667 ROUNDUP DRIVE, WALLER TX 77484
DRAFTED: 03-12-19/GB
FIELD WORK: 03-08-19/GB
KEY MAP: 129C

PROPERTY SUBJECT TO SUBDIVISION CONVEYANCE.
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OBSTRUCTIONS TO THE PROPERTY.

JOSEPH C. DUNN SURVEYING
Land Surveying Services
1801 REIMLER STREET BOUSTON TX 77008
(832) 488-8722 www.jcdunnlandsurveying.com