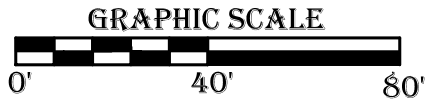
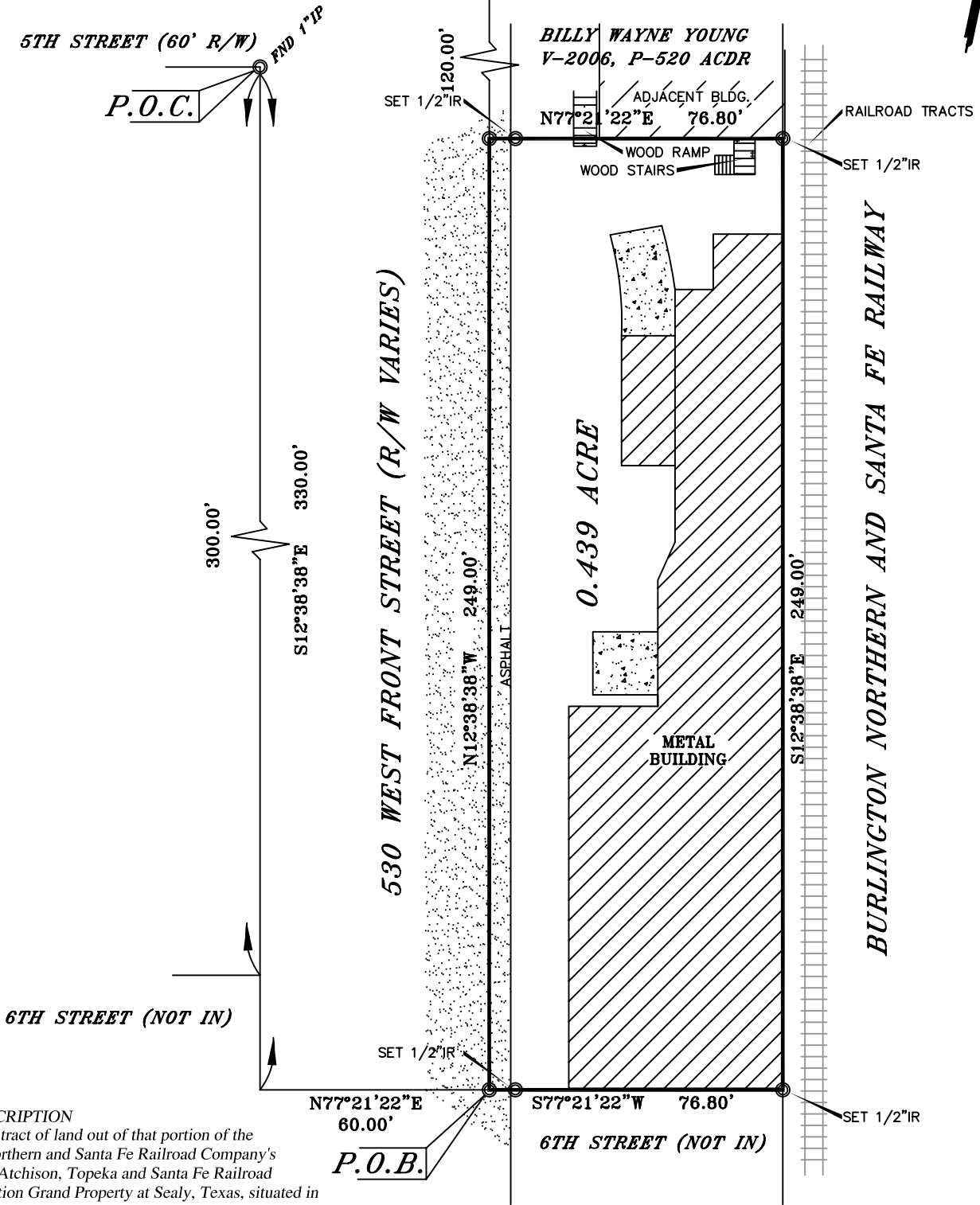


ADDRESS: 530 WEST FRONT STREET



LEGEND		
IRON ROD	IR	
UTILITY EASEMENT	U.E.	
BUILDING LINE	B.L.	
AERIAL EASEMENT	A.E.	
WOOD FENCE	W.F.	
WIRE FENCE	W.F.	
CHAIN LINK FENCE	C.L.F.	
		COVERED AREA
		CONCRETE
		WOOD



LEGAL DESCRIPTION

A 0.439 acres tract of land out of that portion of the Burlington Northern and Santa Fe Railroad Company's (formerly the Atchison, Topeka and Santa Fe Railroad Company) station Grand Property at Sealy, Texas, situated in the San Felipe De Austin Survey, in Austin County, Texas, lying contiguous to and Easterly of West Front Street and lying Westerly of a line drawn parallel with the distant 8.5 feet Westerly, as measured at right angles from said Railway Company's most Westerly siding tract centerline, as now located and constructed, bounded on the South by the Easterly extension of the centerline of 6th street and bounded on the North by the Easterly extension of the South line of Lot 3, Block 24 in the City of Sealy, Tx, being a rectangular parcel of land 76.8 feet, more or less, wide and 249 feet, more or less, long: said 0.439 acre tract being more particularly described by metes and bounds as attached.



ELEVATION EXPRESS LAND SURVEYS
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER MON CHERI VENTURES, LLC
JOB# 1306055
GF# 82824
DATE 6-20-2013

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for AUSTIN COUNTY, Dated 9-3-2010, Map No. 48015C0320E, the property described lies within "ZONE X" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

Field Notes
Job#1306055

A 0.439 acres tract of land out of that portion of the Burlington Northern and Santa Fe Railroad Company's (formerly the Atchison, Topeka and Santa Fe Railroad Company) station Grand Property at Sealy, Texas, situated in the San Felipe De Austin Survey, in Austin County, Texas, lying contiguous to and Easterly of West Front Street and lying Westerly of a line drawn parallel with the distant 8.5 feet Westerly, as measured at right angles from said Railway Company's most Westerly siding tract centerline, as now located and constructed, bounded on the South by the Easterly extension of the centerline of 6th street and bounded on the North by the Easterly extension of the South line of Lot 3, Block 24 in the City of Sealy, Texas, being a rectangular parcel of land 76.8 feet, more or less, wide and 249 feet, more or less, long: said 0.439 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch Iron Pipe found at the Northeast corner of Lot 1, Block 24 of SEALY TOWNSITE, recorded under Volume 4, Page 318 of the Deed Records of Austin County, Texas;

THENCE South 12°38'38" East, along the West line of West Front Street, at a distance of 300.00 feet passing the North line of 6th street (Not in), in all a total distance of 330.00;

THENCE North 77°21'22" East, a distance of 60.00 feet to a ½ inch iron rod set for the PLACE OF BEGINNING of the herein described tract;

THENCE North 12°38'38" West, along the East line of West Front Street, a distance of 249.00 feet to a ½ inch iron rod set for the Northwest corner of herein described tract;

THENCE North 77°21'22" East, at a distance of 6.84 feet passing a to ½ inch iron rod set for reference, continuing a total distance of 76.80 feet to a ½ inch iron rod set for corner;

THENCE South 12°38'38" East, a distance of 249.00 feet to a ½ inch iron rod set for the Southeast corner of herein described tract;

THENCE South 77°21'22" West, a distance of 70.00 feet passing a ½ inch iron rod set for reference, continuing a total distance of 76.80 feet to the PLACE OF BEGINNING and containing 0.439 acres, more or less.

Steven H. Stafford
R.P.L.S. 4901
JUNE 28, 2013
ELEVATION EXPRESS LAND SURVEYS

