

HARRY G. BURKS, III
AND WIFE,
ANN E. BURKS
FILM CODE NO.
171-00-0451

1372 Mohawk Drive

Being a 2.30 acre tract of land being situated in the William Atkins Survey, Abstract No. 3, Montgomery County, Texas, same being that tract of land conveyed to DWC Shipping, LLC, by deed recorded in Document Number 2014083628, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

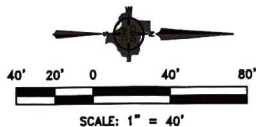
BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being along the West line of Mohawk Drive (public right-of-way) and being the Northeast corner of that tract of land conveyed to Larry Deggs, by deed recorded in Film Code Number 010-00-1085, Deed Records, Montgomery County, Texas;

THENCE North 89 degrees 16 minutes 51 seconds West, along the North line of said Deggs tract, a distance of 435.24 feet to a 1/2 Inch Iron rod found for corner, said corner being the Northwest corner of said Deggs tract and being along the West line of that tract of land conveyed to Harry G. Burks, III and wife, Ann E. Burks, by deed recorded in Film Code Number 171-00-0451, Deed Records, Montgomery County, Texas;

THENCE North 00 degrees 00 minutes 25 seconds East, along the West line of said Burks tract, a distance of 230.00 feet to a 1/2 Inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Albert Dustin Powell, by deed recorded in Film Code Number 985-00-0792, Deed Records, Montgomery County, Texas;

THENCE South 89 degrees 16 minutes 51 seconds West, along the South line of said Powell tract, a distance of 435.24 feet to a 1/2 Inch Iron rod found for corner, said corner being the Southeast corner of said Powell tract and being along the West line of said Mohawk Drive;

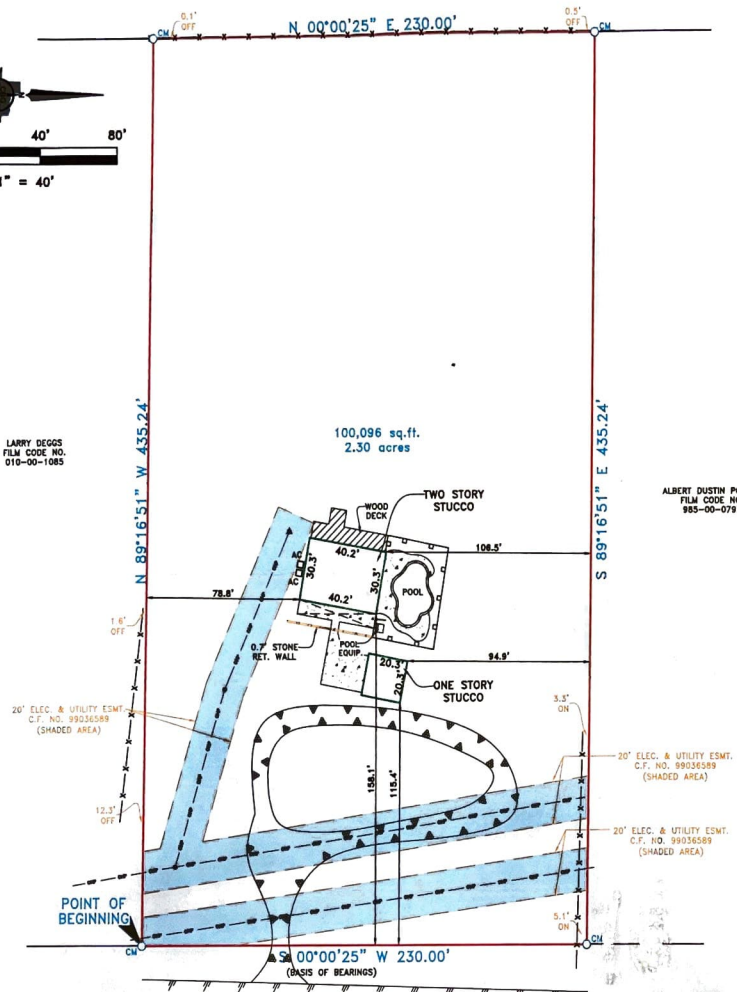
THENCE South 00 degrees 00 minutes 25 seconds West, along the West line of said Mohawk Drive, a distance of 230.00 feet to the POINT OF BEGINNING and containing 100,096 square feet or 2.30 acres of land.



LARRY DEGGS
FILM CODE NO.
010-00-1085

100,096 sq.ft.
2.30 acres

ALBERT DUSTIN POWELL
FILM CODE NO.
985-00-0792

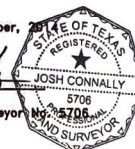


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Josh Connally) hereby certifies to An T. Hoang, Phuc L. Hoang, Ngao B. Tran and Chicago Title, in connection with the transaction described in G.F. CTH-CO-CTT14646486CH that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 16th day of December,

Josh Connally
Registered Professional Land Surveyor



ACCEPTED BY: _____ DATE: _____

NOTE: According to the F.I.R.M. in Map No. 48359C0375 G, this property does lie in Zone X and does not lie within the 100 year flood zone.



NOTES:

- BEARINGS ARE BASED ON DEED RECORDED IN DOC. NO. 2014083628, O.P.M.A.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 72, PG. 148, VOL. 780, PG. 173, VOL. 780, PG. 179, VOL. 780, PG. 177, VOL. 790, PG. 179, VOL. 485, PGS. 180, 182 AND 183, VOL. 488, PG. 376.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
□	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
○	POWER POLE
○	ASPHALT PAVING
▲	GRAVEL/ROCK ROAD
○	POOL EQUIPMENT
■	BRICK COLUMN
□	AIR CONDITIONING
◆	FIRE HYDRANT
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	1/2" WIRE TYPICAL
—	SHARPER WIRE
—	IRON FENCE
—	PIPE FENCE
—	CONCRETE PAVING

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Firm No. 10168000
www.cbgsd.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	12/16/14	1414391	CTT14646486CH	BM

2.30 ACRES

WILLIAM ATKINS SURVEY, ABSTRACT NO. 3

MONTGOMERY COUNTY, TEXAS

1372 MOHAWK DRIVE