



16570 F.M. 1484 Road

Being a tract of land situated in the William Brooks Survey, Abstract No. 81, in Dallas County, Texas, containing being a tract of land conveyed to Top Dollar Realty, LLC, by deed recorded in Deed No. 2017-174, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying in the West line of F.M. 1484 Road (80 foot right-of-way), and being the Northeast corner of a tract of land conveyed to James A. Byrd and wife, Velma L. Byrd, by deed recorded in Volume 5, Page 439, Deed Records, Montgomery County, Texas;

THENCE North 87 degrees 15 minutes 57 seconds West, along the North line of said Byrd tract, a distance of 504.32 feet to a 1 inch iron rod found for corner, said corner being the Northeast corner of said Byrd tract, and being the Northeast corner of a tract of land conveyed to Sam Edlin Wadding, by deed recorded in Volume 501, Page 201, Deed Records, Montgomery County, Texas and lying in the South line of a 30 foot roadway (roadway easement), by deed recorded in Volume 584, Page 624, Deed Records, Montgomery County, Texas;

THENCE South 86 degrees 15 minutes 28 seconds East, along the South line of said 30 foot roadway easement, a distance of 502.43 feet to a point for corner, said corner lying in the West line of said F.M. 1484 Road;

THENCE South 01 degrees 35 minutes 33 seconds West, along the West line of said F.M. 1484 Road, a distance of 210.48 feet to the **POINT OF BEGINNING** and containing 108,132 square feet or 2.43 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor, Jonathan M. Quill, hereby certifies to Top Dollar Realty and American Title Company, in connection with the Transaction described in G.F. No. 1519-17-1101 that: (a) this survey and the property description set forth herein 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 this survey, and the location, size and type of material thereof are correctly shown; (d) the use of this survey by any other parties and/or for other purposes shall be at their own risk; (e) the Surveyor is not responsible for any loss or damage to the property or its improvements, or for any encroachments or violations on the ground, there are no visible and apparent encroachments or violations on the ground.

Executed this 7th day of September, 2017

Jonathan M. Quill
Registered Professional Land Surveyor No. 5882



ACCEPTED BY:

DATE:

SIGNATURE:

DATE:

METES AND BOUNDS

WILLIAM BROOKS SURVEY, ABST. NO. 81

MONTGOMERY COUNTY, TEXAS

16570 FM 1484 ROAD

CBG
12023 Shiloh Road, Ste. 230
Dallas, TX 75228
F 214.349.2216
www.cbginc.com

SCALE	DATE	JOB NO.	D.T. NO.	DRAWN
1" = 50'	09/07/17	1718923		CMR

LEGEND

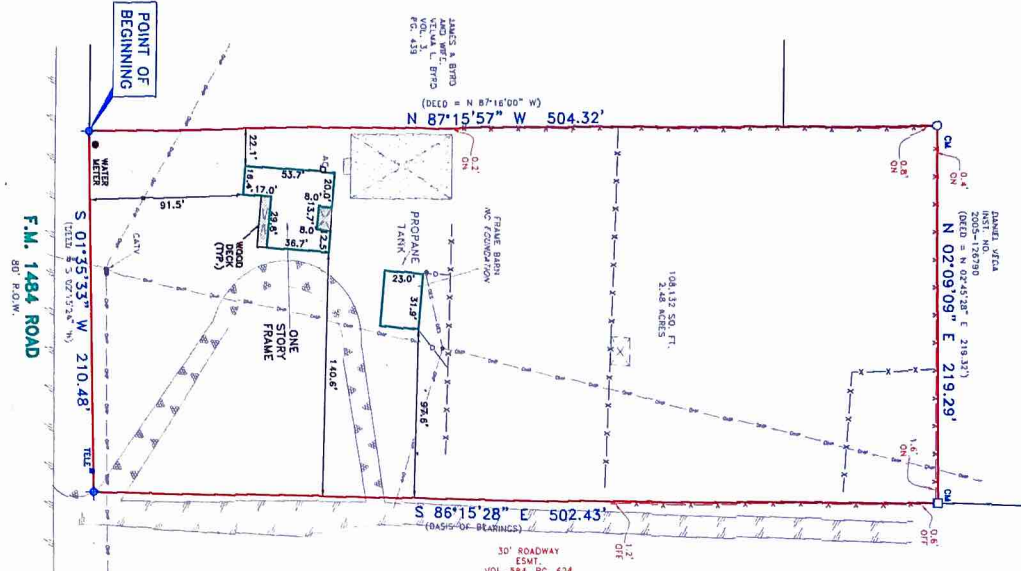
CONCRETE FOUNDATION	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET
CONCRETE FOUNDATION	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET
CONCRETE FOUNDATION	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET	IRON ROD FOUND	IRON PIPE FOUND	IRON ROD SET

REVISIONS

DATE	BY	NOTES
09/28/17	CMR	LEGAL DESCRIPTION

NOTES

NOTES: SEE ALSO IN DEED RECORDED IN DOCUMENT NO. 2017041794, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.



NOTE: According to the F.L.R.M. in Map No. 48339CQ4250, this property does lie in Zone X.