

25518 Decker Prairie-Rosehill Road

Being a tract of land situated in the John H. Edwards One League Survey, Abstract No. 13, Montgomery County, Texas, same being that tract of land conveyed to Heliodoro Cuenca, by deed recorded in County Clerk File No. 2014092524, Real Property Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northwest corner of that tract of land conveyed to Beverly J. Bridges and Josephine Bridges, by deed recorded in Volume 1141, Page 433, Deed Records of Montgomery County, Texas and lying along the South line of Decker Prairie-Rosehill Road (public right-of-way), from which a 1 inch iron pipe found online in a Southerly direction bears at a distance of 2.30 feet for reference;

THENCE South 04 degrees 01 minute 41 seconds East, along the West line of said Bridges tract, passing at a distance of 2.30 feet a 1 inch iron pipe, and continuing for a total distance of 545.11 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Bridges tract, same being the Northwest corner of a tract of land conveyed to Beverly Jean Bridges, by deed recorded in County Clerk File No. 9142072, Real Property Records of Montgomery County, Texas, and being the Northeast corner of a tract of land conveyed to Carrol Robert Johnson, by deed recorded in County Clerk File No. 8035537, Real Property Records of Montgomery County, Texas;

THENCE North 86 degrees 21 minutes 48 seconds West, along the North line of said Johnson tract, passing at a distance of 39.24 feet to a 1/2 inch iron rod found online for reference and continuing a total distance of 165.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to Geneta C. Cornelius, an unmarried woman, by deed recorded in County Clerk File No. 2006-096131, Real Property Records of Montgomery County, Texas;

THENCE North 04 degrees 09 minutes 37 seconds West, along the East line of said Cornelius tract, a distance of 523.15 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Cornelius tract and lying along the aforementioned South line of Decker Prairie-Rosehill Road;

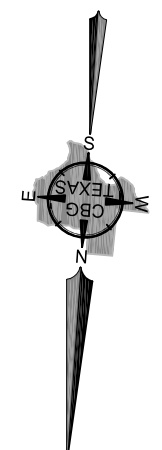
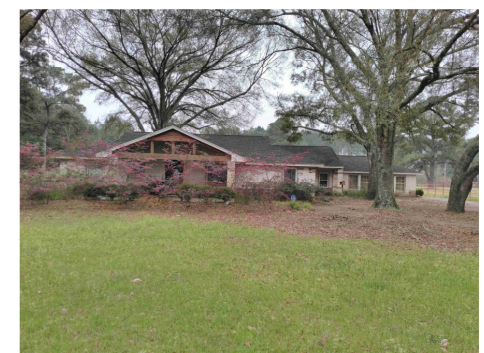
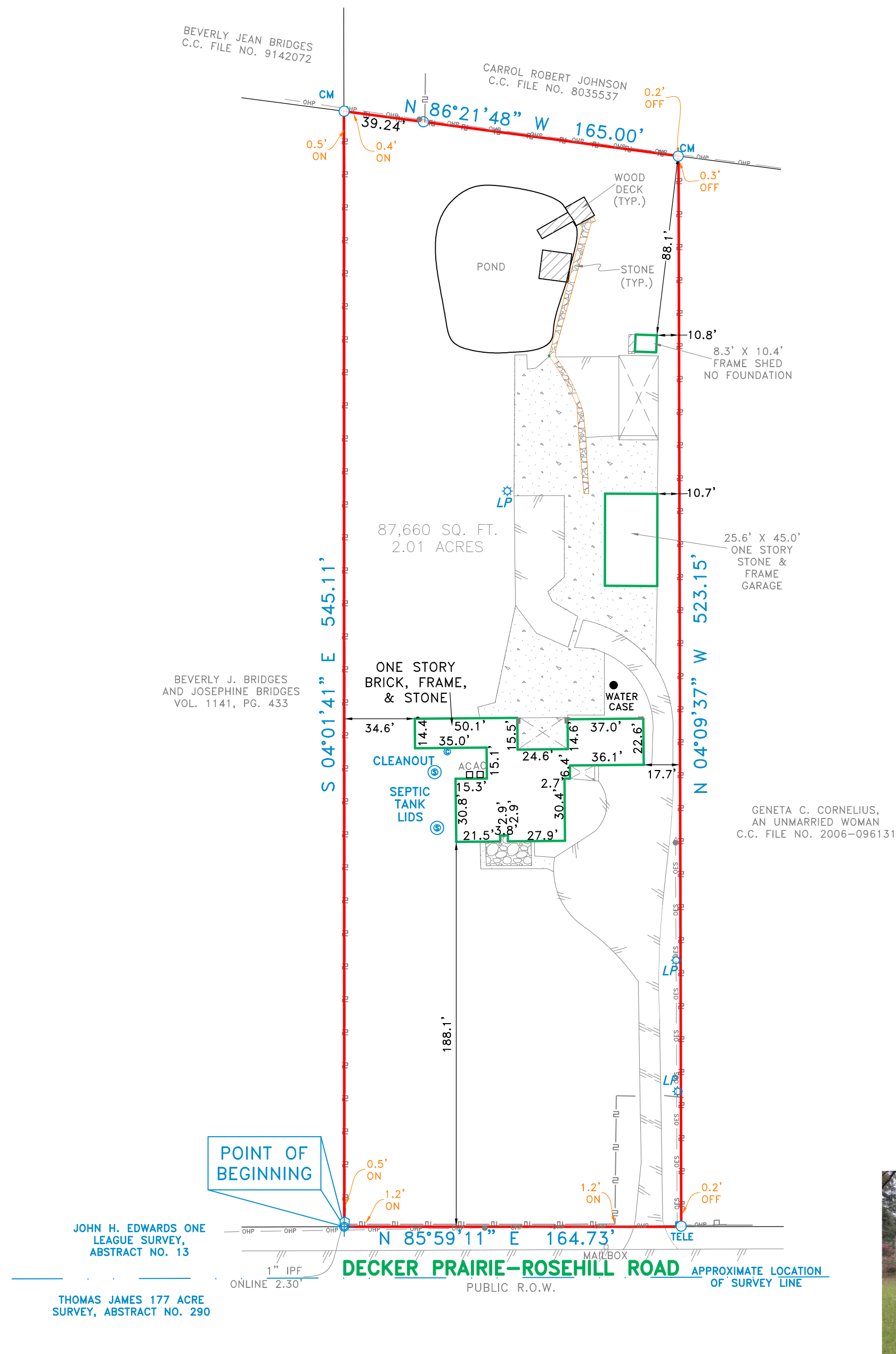
THENCE North 85 degrees 59 minutes 11 seconds East, along said South line of Decker Prairie-Rosehill Road, a distance of 164.73 feet to the POINT OF BEGINNING and containing 87,660 square feet or 2.01 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to The Client, (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 are 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 26th day of February, 2019

C.N. Fauquier
 C.N. Fauquier
 Registered Professional Land Surveyor No. 4372



NOTE: According to the F.I.R.M. in Map No. 48339C0675G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

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
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	02/26/19	1902750	SEE ABOVE	MARIA

METES AND BOUNDS

JOHN H. EDWARDS ONE LEAGUE SURVEY, ABSTRACT NO. 13

MONTGOMERY COUNTY, TEXAS

25518 DECKER PRAIRIE-ROSEHILL ROAD