

19626 Indian Trail

TRACT 1:

Being Lot 376, Peach Creek Forest, Section 3, an Unrecorded Subdivision out of the Christopher Bryan Survey, Abstract No. 75, Montgomery County, Texas, same being that tract of land conveyed to Thomas H. Erwin and Deborah L. Erwin, by deed recorded in Document Number 2002-110175, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the North line of Lantern Lane (public right-of-way) and being the Southeast corner of that tract of land conveyed to Alvaro Acevedo Romero, a single person, by deed recorded in Instrument Number 2008-071760, Official Public Records, Montgomery County, Texas;

THENCE North 01 degree 15 minutes 02 seconds East, along the East line of said Romero tract, a distance of 120.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Thomas H. Erwin, a married person, by deed recorded in Document Number 2017018736, Official Public Records, Montgomery County, Texas;

THENCE South 88 degrees 45 minutes 09 seconds East, along the West line of said Erwin tract (2017018736), a distance of 75.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Erwin tract (2017018736) and being in the West line of that tract of land conveyed to Thomas H. Erwin, and spouse, Deborah L. Erwin, by deed recorded in Document Number 2017018737, Official Public Records, Montgomery County, Texas;

THENCE South 01 degree 15 minutes 02 seconds West, along the West line of said Erwin tract (2017018737), a distance of 120.11 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner, and being in the North line of Lantern Lane, from which a 5/8 inch iron rod found bears on line, a distance of 1.45 feet for witness;

THENCE North 88 degrees 39 minutes 57 seconds West, along the North line of said Lantern Lane, a distance of 75.00 feet to the POINT OF BEGINNING and containing 9,004 square feet or 0.21 acres of land.

TRACT 2:

Being Lot 375, Peach Creek Forest, Section 3, an Unrecorded Subdivision out of the Christopher Bryan Survey, Abstract No. 75, Montgomery County, Texas, same being that tract of land conveyed to Thomas H. Erwin, a married person, by deed recorded in Document Number 2017018736, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Alvaro Acevedo Romero, a single person, by deed recorded in Instrument Number 2008-071760, Official Public Records, Montgomery County, Texas and being in the South line of Peach Creek Drive (public right-of-way);

THENCE South 88 degrees 45 minutes 09 seconds East, along the South line of said Peach Creek Drive, a distance of 75.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Thomas H. Erwin, and spouse Deborah L. Erwin, by deed recorded in Document Number 2017018737, Official Public Records, Montgomery County, Texas;

THENCE South 01 degree 15 minutes 02 seconds West, along the West line of said Erwin tract (2017018737), a distance of 120.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Thomas H. Erwin and Deborah L. Erwin, by deed recorded in Document Number 2002-110175, Official Public Records, Montgomery County, Texas;

THENCE North 88 degrees 45 minutes 09 seconds West, along the North line of said Erwin tract (2002-110175), a distance of 75.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Erwin tract (2002-110175), and being in the East line of said Romero tract;

THENCE North 01 degree 15 minutes 02 seconds East, along the East line of said Romero tract, a distance of 120.00 feet to the POINT OF BEGINNING and containing 9,000 square feet or 0.21 acres of land.

TRACT 3:

Being Lots 377 and 378, Peach Creek Forest, Section 3, an Unrecorded Subdivision out of the Christopher Bryan Survey, Abstract No. 75, Montgomery County, Texas, same being that tract of land conveyed to Thomas H. Erwin and spouse, by deed recorded in Document Number 2017018737, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

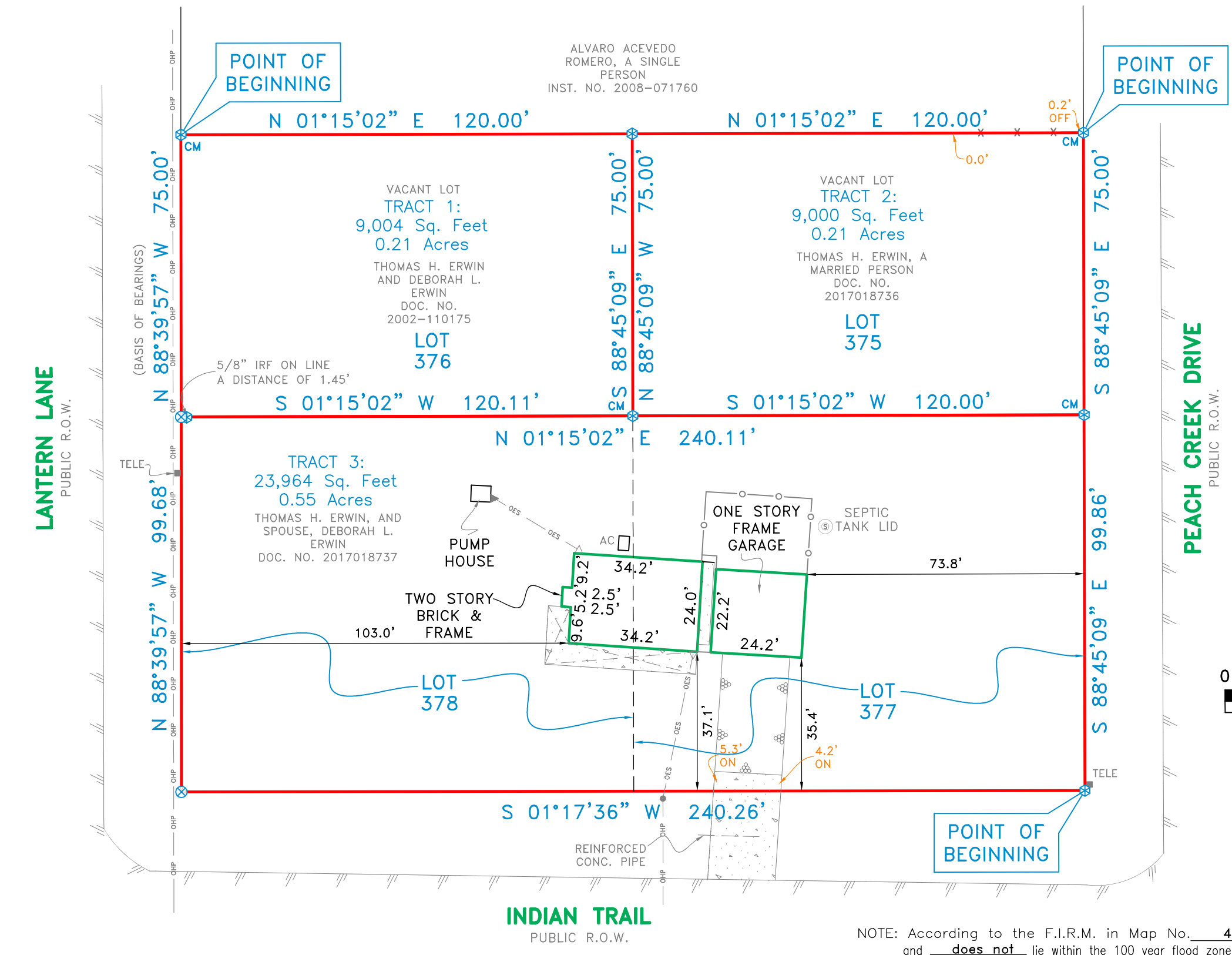
BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the South line of Peach Creek Drive (public right-of-way) and being in the West line of Indian Trail (public right-of-way);

THENCE South 01 degree 17 minutes 36 seconds West, along the West line of said Indian Trail, a distance of 240.26 feet to a 5/8 inch iron rod found for corner, said corner being in the North line of Lantern Lane (public right-of-way);

THENCE North 88 degrees 39 minutes 57 seconds West, along the North line of said Lantern Lane, a distance of 99.68 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Thomas H. Erwin and Deborah L. Erwin, by deed recorded in Document Number 2002-110175, Official Public Records, Montgomery County, Texas, from which a 5/8 inch iron rod found bears on line, a distance of 1.45 feet for witness;

THENCE North 01 degree 15 minutes 02 seconds East, along the East line of said Erwin tract (2002-110175), passing at a distance of 120.11 feet to a 5/8 inch iron rod found on line for reference, continuing along that tract of land conveyed to Thomas H. Erwin, a married person, by deed recorded in Document Number 2017018736, Official Public Records, Montgomery County, Texas, a total distance of 240.11 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said Erwin tract (2017018736) and being in the South line of said Peach Creek Drive;

THENCE South 88 degrees 45 minutes 09 seconds East, along the South line of said Peach Creek Drive, a distance of 99.86 feet to the POINT OF BEGINNING and containing 23,964 square feet or 0.55 acres of land.

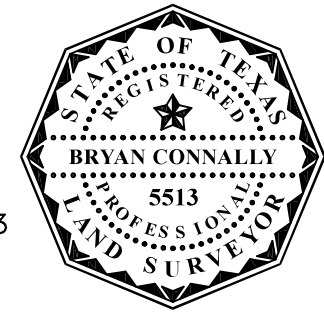


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to AEL Properties, LLC and Superior Abstract & Title/KNDS Law Firm, in connection with the transaction described in G.F. No. KD-003398 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 10th day of July, 2019

Bryan Connally
 Bryan Connally
 Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48339C0600G, this property does lie in Zone X and does not lie within the 100 year flood zone.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 648, PG. 196, CLERK'S FILE NO. 8727802, 8749124

NOTES: BEARINGS ARE BASED ON DEED RECORDED IN VOL. 919, PG. 732.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	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
—	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

CBG SURVEYING TEXAS LLC
 12025 Shiloh Road, Ste. 240
 Dallas, TX 75228
 P. 214.349.9485
 F. 214.349.2218
 Firm No. 10188800
 www.cbgtzllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	7/10/19	1913373	SEE CERT.	BG

METES AND BOUNDS

PEACH CREEK FOREST, SECTION 3

MONTGOMERY COUNTY, TEXAS

19626 INDIAN TRAIL