

**Wildwood Trace**

Being Tract 6 of the Charles Frazier Survey, Abstract No. 206, in Montgomery County, Texas, same being a tract of land conveyed to Stephen Kessler and Juana Kessler, by deed recorded in Instrument No. 2006-108664, 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 being the Southwest corner of a tract of land conveyed to Norcini Family Trust, by deed recorded in Instrument No. 2000-105371, Official Public Records, Montgomery County, Texas and lying in the North line of Wildwood Trace (Public right-of-way), being the beginning of a non-tangent curve to the right, with a radius of 625.00 feet, a delta angle of 38 degrees 43 minutes 42 seconds, a chord bearing of North 70 degrees 33 minutes 31 seconds West, and a chord length of 414.46 feet;

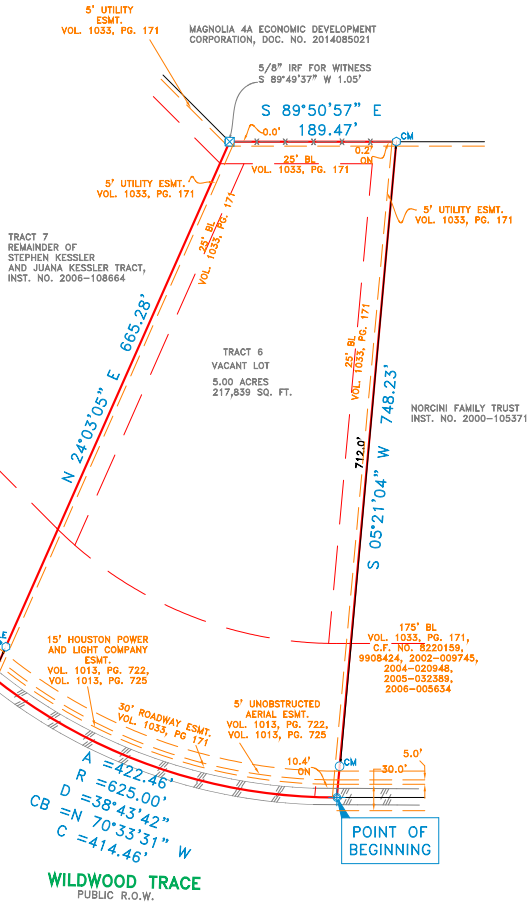
THENCE along said curve to the right, along the North line of said Wildwood Trace, an arc length of 422.46 feet to a point for corner iron rod found for corner, said corner being in the Southeast corner of Tract 7, the remainder of said Kessler tract;

THENCE North 24 degrees 03 minutes 05 seconds East, along the East line of said remainder tract, passing a T-Post found for reference and continuing a total distance of 665.28 feet to a fence post for corner, said corner being the Northeast corner of said remainder tract and lying in the South line of a tract of land conveyed to Magnolia 4A Economic Development Corporation, by deed recorded in Document No. 2014085021, Deed Records, Montgomery County, Texas, from which a 5/8 inch iron rod found bears South 89 degrees 49 minutes 37 seconds West, a distance of 1.05 feet for witness;

THENCE South 89 degrees 50 minutes 57 seconds East, along the South line of said Magnolia 4A Economic tract, a distance of 189.47 feet to a T-post found for corner, said corner being the Northwest corner of said Norcini Family Trust tract;

THENCE South 05 degrees 21 minutes 04 seconds West, along the West line of said Norcini Family Trust tract, passing a 1/2 inch iron rod found online for reference, a distance of 712.00 feet and a total distance of 748.23 feet to the POINT OF BEGINNING and containing 217,839 square feet or 5.00 acres of land.

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**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor Thomas W. Mauk hereby certifies to Vanessa R. Clinckinbeard, John E. Clinckinbeard, MidSouth Bank and Stewart Title Company, in connection with the transaction described in G.F. 1720171 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 14th day of April, 2017

*Thomas W. Mauk*  
Thomas W. Mauk  
Registered Professional Land Surveyor No. 5119



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 975, PAGE 254 AND VOLUME 1035, PAGE 171 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND UNDER COUNTY CLERK'S FILE NOS. 8220159, 8611171, 9244849, 9780150, 9809585, 9840891, 9882685, 9908924, 2002-009745, 2004-020348, 2005-032389, 2006-005834, 2010-089280, 2011-114785, 2011-114786, 2011-114785, 2011-114786, 2011-114795, 2011-114796, 2011-114797, 2011-114798, 2011-114799, 2012-091451, 2013-132513, 2013-132514, 2014-046856 AND 2014-079512

NOTE: According to the F.I.R.M. in Map No. 48339C0480G, this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES: BEARINGS ARE BASED ON DEED RECORDED IN INST. NO. 2006-108664, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
●	POINT FOR CORNER
⊙	1/2" IRON ROD FOUND
⊚	T-POST FOUND
⊛	T-POST FOUND
⊜	1/2" IRON ROD SET
⊝	FENCE POST FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
○	POWER POLE
—	ASPHALT PAVING
—	GRAVEL/ROCK ROAD OR DRIVE
—	POOL EQUIPMENT
—	BRICK COLUMN
—	AIR CONDITIONING
—	FIRE HYDRANT
—	PIPE FENCE
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

**CBG**  
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12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.8485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"= 100'	04/14/17	1706285	SEE ABOVE	CMR

## METES AND BOUNDS

CHARLES FRAZIER SURVEY, ABST. NO. 206

MONTGOMERY COUNTY, TEXAS

WILDWOOD TRACE