

### Memorial Drive

Being a tract of land situated in the William Wills Survey, Abstract No. 594, Montgomery County, Texas, same being that tract of land (called 6.1885 acres) conveyed to John F. Miller and wife, Linda S. Miller, by deed recorded in County Clerk File No. 9345681, Real Property Records of 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 Northwest corner of that tract of land conveyed to Tommy W. Gardiner and Alice E. Gardiner, husband and wife, as community property, by deed recorded in County Clerk File No. 2006-130768, Real Property Records of Montgomery County, Texas and lying along the East line of Memorial Drive (public right-of-way);

THENCE North 00 degrees 21 minutes 00 seconds West, along aforementioned East line of Memorial Drive, a distance of 324.47 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to Alberto Chavez and Robin Hood, by deed recorded in County Clerk File No. 2013024857, Real Property Records of Montgomery County, Texas, from which a 1 inch iron rod found bears North 37 degrees 26 minutes 43 seconds East, a distance of 2.74 feet for witness;

THENCE North 71 degrees 46 minutes 59 seconds East, along the South line of said Chavez/Hood tract, a distance of 706.69 feet to a point for corner, said corner being the Southeast corner of said Chavez/Hood tract and lying along the West line of that tract of land conveyed to Michelle M. Dieckhoff and Richard Dieckhoff, by deed recorded in County Clerk File No. 2014036184, Real Property Records of Montgomery County, Texas, from which a fence post found bears South 40 degrees 48 minutes 42 seconds West, a distance of 1.04 feet for witness;

THENCE South 05 degrees 55 minutes 17 seconds East, along the West line of said Dieckhoff tract, a distance of 369.19 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to Henry Elmer Hood and wife, Sharon A. Hood, by deed recorded in County Clerk File No. 8006819, Real Property Records of Montgomery County, Texas, from which a 3/4 inch iron pipe found bears North 86 degrees 41 minutes 15 seconds East, a distance of 0.99 feet for witness;

THENCE South 77 degrees 00 minutes 56 seconds West, along the North line of said Hood tract, a distance of 207.79 feet to a fence post found for corner, from which a 3/4 inch iron pipe found bears North 69 degrees 20 minutes 50 seconds West, a distance of 0.99 feet for witness;

THENCE South 06 degrees 32 minutes 15 seconds East, along the West line of said Hood tract, a distance of 209.54 feet to a point for corner, said corner lying along the South line of Hood Road (public right-of-way);

THENCE South 76 degrees 12 minutes 17 seconds West, along said South line of Hood Road, a distance of 142.50 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Michael Anthony Whelihan, a single man, by deed recorded in County Clerk File No. 2018013629, Real Property Records of Montgomery County, Texas;

THENCE North 06 degrees 32 minutes 15 seconds West, along the East line of said Whelihan tract, a distance of 211.57 feet to a point for corner, said corner being the Northeast corner of said Whelihan tract, from which a 1/2 inch iron rod found bears North 28 degrees 35 minutes 43 seconds East, a distance of 1.11 feet for witness;

THENCE South 74 degrees 48 minutes 02 seconds West, along the North line of said Whelihan tract, a distance of 379.56 feet to the POINT OF BEGINNING and containing 269,589 square feet or 6.19 acres of land.

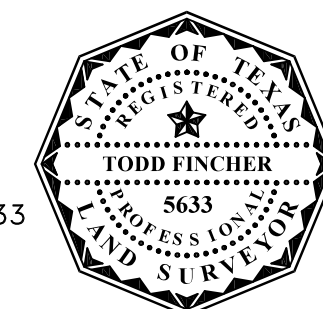
### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to (Purchaser, Lender and Title Company), in connection with the transaction described in G.F. No. 19010023 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 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 11th day of December, 2019

*Todd Fincher*

Todd Fincher  
Registered Professional Land Surveyor No. 5633



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



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.

NOTES:  
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE No. 9345681.

BUYER: SAM CHAU

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	3/4" IRON PIPE FOUND
○	FENCE POST CORNER
○	1" IRON ROD FOUND
○	5/8" ROD FOUND
○	UNDERGROUND ELECTRIC
○	OVERHEAD ELECTRIC
○	POWER POLE
○	POINT FOR CORNER
○	GRAVEL/ROCK ROAD OR DRIVE
○	POOL EQUIPMENT
○	COLUMN
○	AIR CONDITIONING
○	FIRE HYDRANT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIPE FENCE
○	COVERED PORCH, DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	12/11/19	1924195	SEE ABOVE	MARIA

## METES AND BOUNDS

WILLIAM WILLS SURVEY, ABSTRACT NO. 594

MONTGOMERY COUNTY, TEXAS

MEMORIAL DRIVE