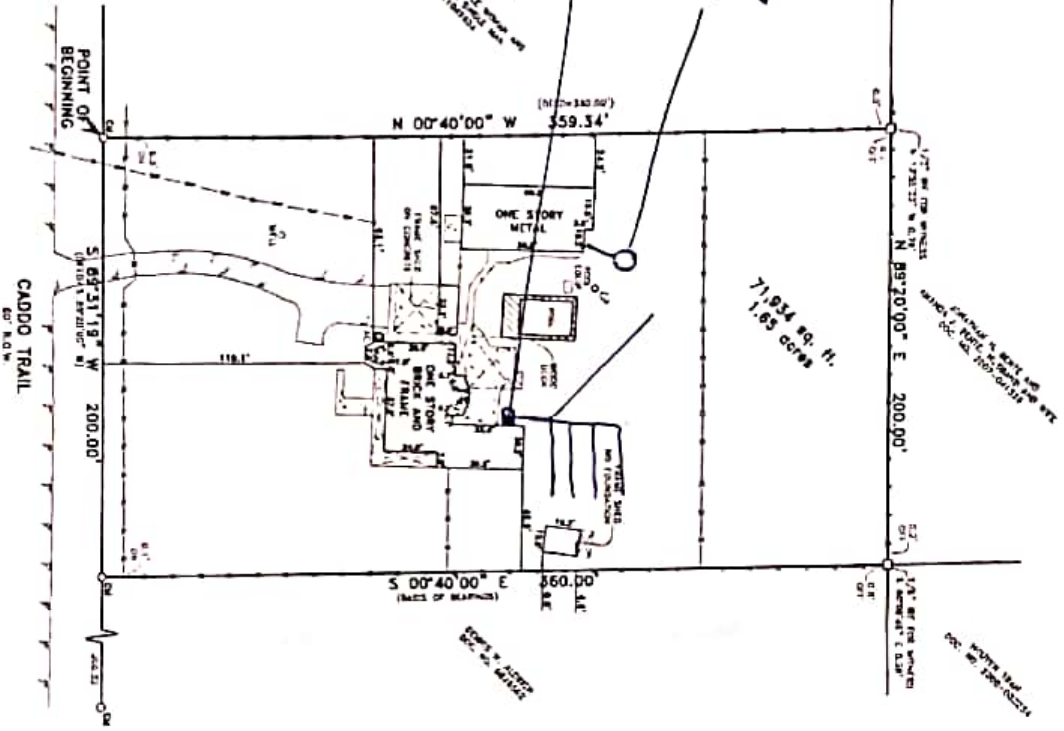


**stewart**  
A Land Surveying Company



NOTES:  
1) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. VOL. 878, PG. 650, VOL. 888, PG. 545.  
2) EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 883, PG. 288, VOL. 888, PG. 545  
3) BEARINGS ARE BASED ON DEED RECORDED IN DOCUMENT NO. 201304733, D.B.M.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



NOTED According to the PLAT in Map No. 483382811 - This property does lie in Zone 1.

DATE	REVISIONS	NOTES

LEGEND	
	Boundary Line
	Easement
	Structure
	Well
	Fence
	Road
	Creek
	Tree
	Monument
	Survey Point



**CMG Surveying, Inc.**  
12023 Simon Rd, Suite 230  
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P: 214-349-8485 F: 214-349-2214  
www.cmg-surveying.com

SCALE	DATE	JOB NO.	D.T. NO.	DRAWN
1" = 40'	11/28/13	1007420-1	130818001	JD

**1.65 ACRES**  
JAMES BROWN SURVEY, ABSTRACT NO. 78  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS  
9910 CADDO TRAIL

**9910 Caddo Trail**

Being a 1.65 acre tract of land situated in the James Brown Survey, Abstract No. 78, Montgomery County, Texas, and being that same tract of land conveyed to Regina Chiriyanna, as her sole and separate property, by deed recorded in Document No. 201304733, Deed Records of Montgomery County, Texas, also known as Lot 3 and 4, Block 10, SPRING CREEK FOREST, SECTION 19E, T10N, R10E, S12E, in 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 on the North line of Caddo Trail (80 feet right-of-way), and the Southeast corner of that same tract of land conveyed to Patricia L. Aaron, a single woman, and Thomas K. Aaron, a single man, by deed recorded in Document No. 2011048924, Deed Records of Montgomery County, Texas;  
THENCE North 00 degrees 40 minutes 00 seconds West, along the East line of said Aaron tract, a distance of 359.34 feet to a fence post for corner, said corner being on the South line of that same tract of land conveyed to Jonathan K. Bantz and Amanda J. Bantz, husband and wife, by deed recorded in Document No. 2007-041528, Deed Records of Montgomery County, Texas, from which a 1/2 inch iron rod found bears North 13 degrees 55 minutes 32 seconds West, a distance of 0.78 feet per witness;

THENCE North 89 degrees 20 minutes 00 seconds East, along the South line of said Bantz tract, a distance of 200.00 feet to a fence post for corner, said corner being the Southeast corner of said Bantz tract, the Southeast corner of that same tract of land conveyed to Nguyen Tran, by deed recorded in Document No. 2008-021234, Deed Records of Montgomery County, Texas, and the Northwest corner of that same tract of land conveyed to Dennis W. Aldrich, by deed recorded in Document No. 8844282, said Deed Records of Montgomery County, Texas, from which a 5/8 inch iron rod found bears South 80 degrees 08 minutes 48 seconds East, a distance of 0.58 feet per witness;  
THENCE South 00 degrees 40 minutes 00 seconds East, along the West line of said Aldrich tract, a distance of 380.00 feet to a 3/8 inch iron rod found for corner, said corner being on the North line of said Caddo Trail, and the Southeast corner of said Aldrich tract;  
THENCE South 88 degrees 31 minutes 18 seconds West, along the North line of said Caddo Trail, a distance of 300.00 feet to the POINT OF BEGINNING and containing 71,934 square feet or 1.65 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (Josh Connolly) hereby certifies to Brody Austin and Carolyn Hope Austin, Final Chabla Leon Serrano, Inc., and Stewart Title, in connection with the transaction described in O.R. 1333328282 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 established on the date of this survey, and the location, size and type of other monuments are accurately shown; Use of this survey by any other parties and/or for any purpose not intended by the Surveyor, or any other parties and/or for the representation of the undersigned, shall be a warranty and assumption of liability on the part of the undersigned. This plat herein is a correct and accurate representation of the survey and dimensions on as indicated location and type of boundaries are as shown hereon. DATED: 11/28/2013, all improvements are located within the pretensions as the ground.

Executed this 4th day of November, 2013.

*Josh Connolly*  
Josh Connolly  
Registered Professional Land Surveyor No. 3708

