

# 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 Churchman, as her sole and separate property, by deed recorded in Document No. 201504733, Deed Records of Montgomery County, Texas, also known as Lots 3 and 4, Block 10, SPRING CREEK FOREST, SECTION THREE, an unrecorded subdivision 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 (60 foot right-of-way), and the Southeast corner of that same tract of land conveyed to Patricia T. Aaron, a single woman, and Thomas R. Aaron, a single man, by deed recorded in Document No. 2011048624, 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 W. Bente and Amanda J. Bente, husband and wife, by deed recorded in Document No. 2007-041529, Deed Records of Montgomery County, Texas, from which a 1/2 inch iron rod found bears North 13 degrees 55 minutes 22 seconds West, a distance of 0.78 feet for witness;

**THENCE** North 89 degrees 20 minutes 00 seconds East, along the South line of said Bente tract, a distance of 200.00 feet to a fence post for corner, said corner being the Southeast corner of said Bente tract, the Southwest corner of that same tract of land conveyed to Nguyen Tran, by deed recorded in Document No. 2008-032234, 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. 9848562, said Deed Records of Montgomery County, Texas, from which a 5/8 inch iron rod found bears South 80 degrees 09 minutes 45 seconds East, a distance of 0.58 feet for witness;

**THENCE** South 00 degrees 40 minutes 00 seconds East, along the West line of said Aldrich tract, a distance of 360.00 feet to a 5/8 inch iron rod found for corner, said corner being on the North line of said Caddo Trail, and the Southwest corner of said Aldrich tract;

**THENCE** South 89 degrees 31 minutes 19 seconds West, along the North line of said Caddo Trail, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 71,934 square feet or 1.65 acres of land.

## SURVEYOR'S CERTIFICATE

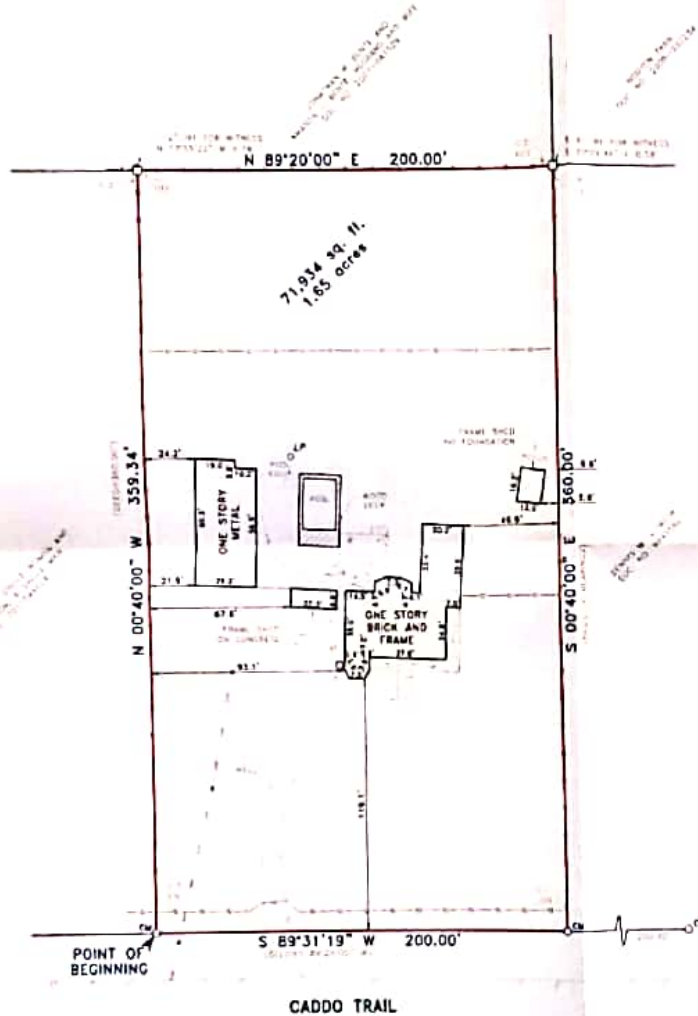
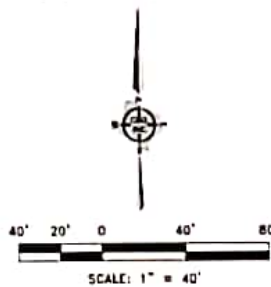
The undersigned Registered Professional Land Surveyor (Josh Connolly) hereby certifies to Brady Austin and Carolyn Hope Austin, First Choice Loan Services, Inc., and Stewart Title, Inc. in connection with the transaction described in G.F. 1333932892 that, (a) this survey and the property description 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 4th day of November, 2013.

*Josh Connolly*  
 Josh Connolly  
 Registered Professional Land Surveyor No. 5708



ACCEPTED BY: \_\_\_\_\_



**stewart**  
 a title company

- NOTES:
- 1) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. VOL. 676, PG. 650, VOL. 666, PG. 545.
  - 2) EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 683, PG. 288, VOL. 666, PG. 545
  - 3) BEARINGS ARE BASED ON DEED RECORDED IN DOCUMENT NO. 201504733, O.R.M.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48152003-17, this property does lie in Zone \_\_\_\_\_ and \_\_\_\_\_ shall be within the 100 year flood zone.

| REVISIONS |    |       |
|-----------|----|-------|
| DATE      | BY | NOTES |
|           |    |       |
|           |    |       |

| LEGEND |                           |
|--------|---------------------------|
| ○      | CHAIN LINK FENCE          |
| □      | WOOD FENCE                |
| ○      | 1/2" IRON ROD SET         |
| ○      | 5/8" IRON ROD SET         |
| ○      | FENCE POST CORNER         |
| ○      | "X" FOUND / SET           |
| ○      | UNDERGROUND ELECTRIC      |
| ○      | LIGHT POLE                |
| ○      | POWER POLE                |
| ○      | APPROXIMATE               |
| ○      | GRAVEL/DRIVE OR DRIVE     |
| ○      | TRANSFORMER               |
| ○      | POOL EQUIPMENT            |
| ○      | COLUMN                    |
| ○      | AIR CONDITIONING          |
| ○      | FIRE HYDRANT              |
| ○      | OVERHEAD ELECTRIC SERVICE |
| ○      | OVERHEAD POWER LINE       |
| ○      | CONCRETE PAVING           |

**C.B.G. Surveying, Inc.**  
 12025 Snell Rd. Suite 230  
 Dallas, Texas 75228  
 P 214-349-9485 F 214-349-2216  
[www.cbgsurvey.com](http://www.cbgsurvey.com)

| SCALE    | DATE     | JOB NO.   | D.F. NO.  | DRAWN |
|----------|----------|-----------|-----------|-------|
| 1" = 40' | 11/04/13 | 1507430-1 | 133932892 | JJC   |

**1.65 ACRES**

JAMES BROWN SURVEY, ABSTRACT NO. 78

CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS

9910 CADDO TRAIL