



C.B.G. surveying, Inc.



- LEGEND**
- 1/2" ROD FOUND
 - ⊙ 1/4" ROD SET
 - 1" PIPE FOUND
 - ⊗ 1/2" FOUND/SET
 - ⊙ POINT FOR CORNER
 - T TRANSFORMER
 - ▲ COLUMN
 - ▲ UNDERGROUND ELECTRIC
 - ▲ OVERHEAD ELECTRIC
 - OHP POWER
 - OES SERVICE
 - CHAIN LINK
 - WOOD FENCE 0.3' WIDE TYPICAL
 - ▭ COVERED AREA
 - FENCE POST FOR CORNER
 - CONTROLLING AIR MONUMENT
 - AC CONDITIONER
 - PE EQUIPMENT
 - POWER POLE
 - ▲ ELECTRIC
 - ▲ OVERHEAD
 - II — IRON FENCE
 - X — BARBED WIRE
 - / — EDGE OF ASPHALT
 - / — EDGE OF GRAVEL
 - ▭ CONCRETE
 - ▭ WOOD DECK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 834, PG. 457, C.C. FILE NO. 8758741

DATE: _____

Purchaser
Purchaser

NOTE: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
2.) BEARINGS ARE BASED UPON DEED RECORDED IN INST. NO. 2008-086314. FLOOD NOTE: According to the F.I.R.M. No. 48339C0600 G, this property does lie in Zone X and does not lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Capital Title Company. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein 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, there are no visible and apparent encroachments or projections on the ground.

Drawn By: BM
Scale: 1" = 40'
Date: 12/17/15
GF NO.: _____
15-236398-KW
Job No. 1519861

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.8485
F 214.349.2216
Firm No. 10168800
WWW.CBGSURV.COM

26338 Hunters Trail

Being a tract of land situated in the Christopher Bryan Survey, Abstract Number 75, in Montgomery County, Texas, and being the West corner of that tract of land conveyed to Randy L. Upshaw, by deed recorded in Instrument Number 2001-108847, Official Public Records, Montgomery County, Texas; and being the Southeast corner of that tract of land conveyed to Randy L. Upshaw, by deed recorded in Instrument Number 2001-108847, Official Public Records, Montgomery County, Texas;

THENCE South 59 degrees 27 minutes 00 seconds East, along the Southwest line of said Upshaw tract, passing at a distance of 220.00 feet to a 1/2 inch iron rod found for reference, continuing at a total distance of 239.63 feet to a point for corner, said corner being the South corner of said Upshaw tract and being the West corner of that tract of land conveyed to J. Ymasel Garpio and wife, Maria Del Rosario Reyes, by deed recorded in Instrument Number 2008-003537, Official Public Records, Montgomery County, Texas;

THENCE South 18 degrees 15 minutes 17 seconds West, along the West line of said Carpio/Reyes tract, a distance of 27.92 feet to a point for corner, said corner being along the Southwest line of said Carpio/Reyes tract;

THENCE South 23 degrees 28 minutes 15 seconds East, along the Southwest line of said Carpio/Reyes tract, continuing along that tract of land conveyed to Moises Vasquez, a single person, by deed recorded in Instrument Number 2008-011723, Official Public Records, Montgomery County, Texas, a distance of 22.62 feet to a point for corner, said corner being along the Northwest line of said Vasquez tract;

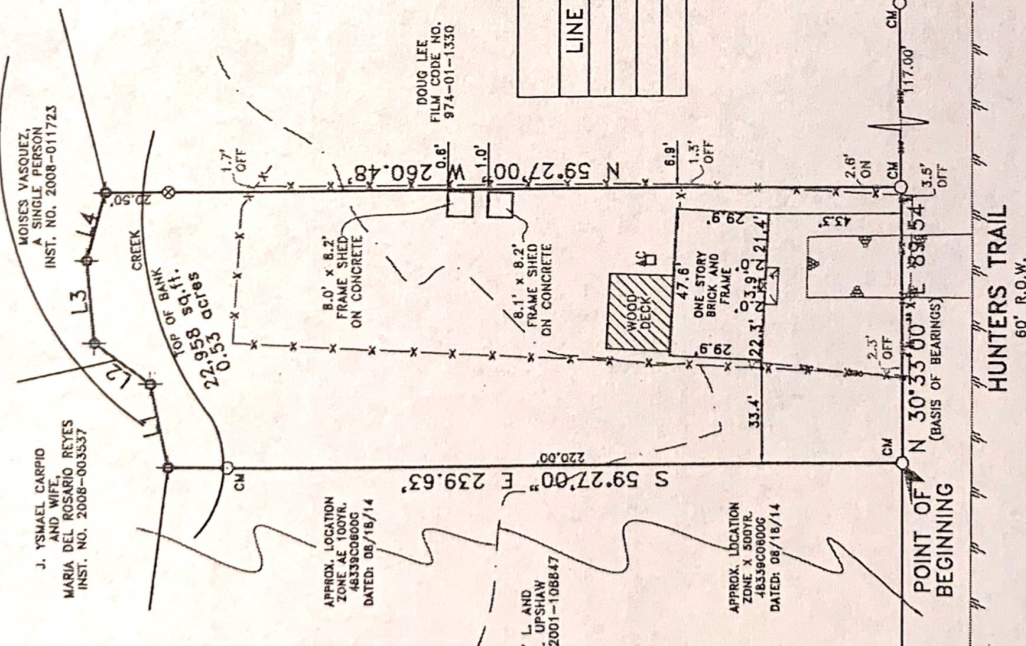
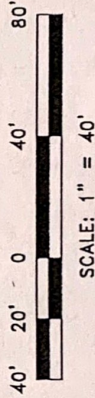
THENCE South 24 degrees 30 minutes 18 seconds West, along the Northwest line of said Vasquez tract, a distance of 26.98 feet to a point for corner, said corner being along the North line of said Vasquez tract;

THENCE South 46 degrees 17 minutes 24 seconds West, along the North line of said Vasquez tract, a distance of 23.03 feet to a point for corner, said corner being the West corner of said Vasquez tract and being the East corner of that tract of land conveyed to Doug Lee, by deed recorded in Instrument Number 974-01-1330, Official Public Records, Montgomery County, Texas;

THENCE North 58 degrees 27 minutes 00 seconds West, passing at a distance of 20.50 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "C.B.G. Surveying" for reference, continuing a total distance of 280.48 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Lee tract and being along the Southeast line of said Hunters Trail;

THENCE North 30 degrees 33 minutes 00 seconds East, along the Southeast line of said Hunters Trail, a distance of 88.54 feet to the POINT OF BEGINNING and containing 21,858 square feet or 0.53 acres of land.

LINE	LENGTH	BEARING
L1	27.92	S18°15'17"W
L2	22.62	S23°29'15"E
L3	26.98	S24°30'18"W
L4	23.03	S46°17'24"W



NOTE: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
2.) BEARINGS ARE BASED UPON DEED RECORDED IN INST. NO. 2008-086314. FLOOD NOTE: According to the F.I.R.M. No. 48339C0600 G, this property does lie in Zone X and does not lie within the 100 year flood zone. Except as shown.

DATE: _____

Purchaser
Purchaser

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26338 Hunters Trail

Being a tract of land situated in the Christopher Bryan Survey, Abstract Number 75, in Montgomery County, Texas, some being that tract of land conveyed to Joel Schwab, a married man, by deed recorded in Instrument Number 2008-069314, Official Public Records, Montgomery County, Texas, also known as Lot 432, of Pech Creek Forest, Section 3, an unrecorded subdivision and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Southeast line of Hunters Trail (60 foot right-of-way) and being the West corner of that tract of land conveyed to Randy L. Uppshaw, by deed recorded in Instrument Number 2001-108847, Official Public Records, Montgomery County, Texas;

THENCE South 59 degrees 27 minutes 00 seconds East, along the Southwest line of said Uppshaw tract, passing at a distance of 220.00 feet to a 1/2 inch iron rod found for reference, continuing at a total distance of 239.63 feet to a point for corner, said corner being the South corner of said Uppshaw tract and being the West corner of that tract of land conveyed to J. Ysmael Carpio and wife, Maria Del Rosario Reyes, by deed recorded in Instrument Number 2008-003537, Official Public Records, Montgomery County, Texas;

THENCE South 18 degrees 15 minutes 17 seconds West, along the West line of said Carpio/Reyes tract, a distance of 27.92 feet to a point for corner, said corner being along the Southwest line of said Carpio/Reyes tract;

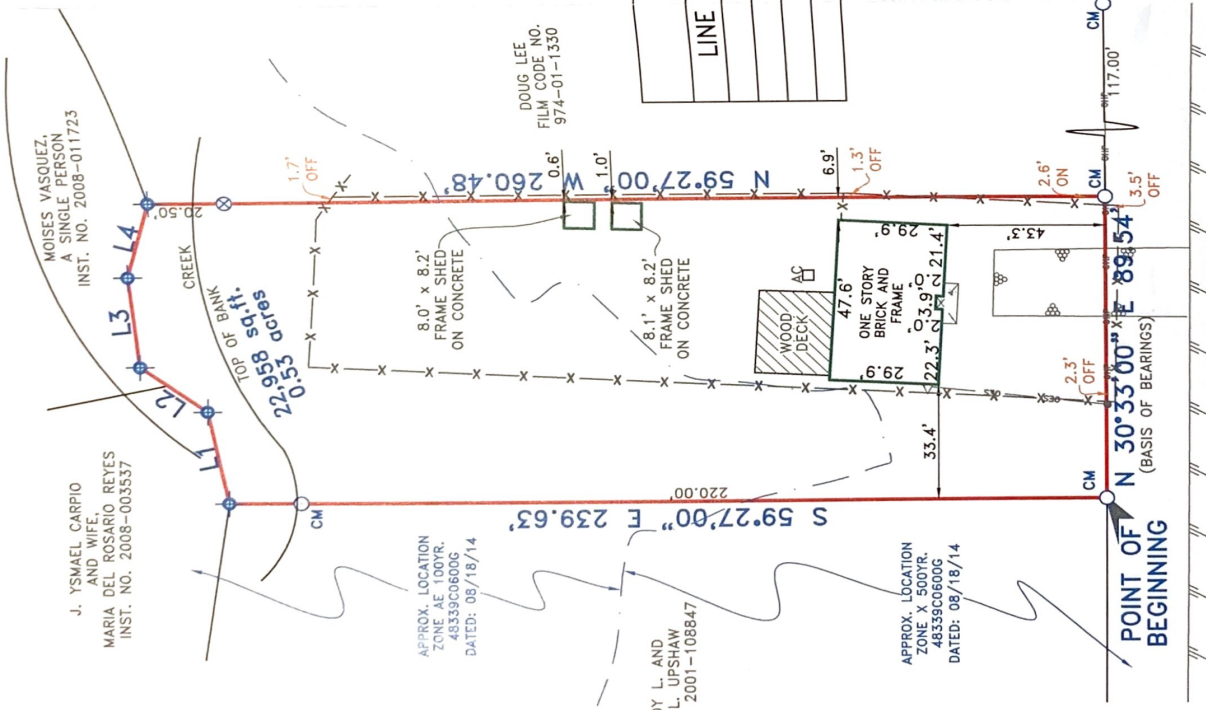
THENCE South 23 degrees 29 minutes 15 seconds East, along the Southwest line of said Carpio/Reyes tract, continuing along that tract of land conveyed to Moises Vasquez, a single person, by deed recorded in Instrument Number 2008-011723, Official Public Records, Montgomery County, Texas, a distance of 22.62 feet to a point for corner, said corner being along the Northwest line of said Vasquez tract;

THENCE South 24 degrees 30 minutes 18 seconds West, along the Northwest line of said Vasquez tract, a distance of 26.96 feet to a point for corner, said corner being along the North line of said Vasquez tract;

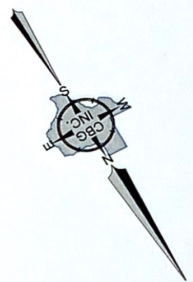
THENCE South 46 degrees 17 minutes 24 seconds West, along the North line of said Vasquez tract, a distance of 23.03 feet to a point for corner, said corner being the West corner of said Vasquez tract and being the East corner of that tract of land conveyed to Doug Lee, by deed recorded in Film Code Number 974-01-1330, Official Public Records, Montgomery County, Texas;

THENCE North 59 degrees 27 minutes 00 seconds West, passing at a distance of 20.50 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "C.B.G. Surveying" for reference, continuing a total distance of 260.48 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Lee tract and being along the Southeast line of said Hunters Trail;

THENCE North 30 degrees 33 minutes 00 seconds East, along the Southeast line of said Hunters Trail, a distance of 89.54 feet to the POINT OF BEGINNING and containing 22.956 square feet or 0.53 acres of land.



LINE	LENGTH	BEARING
L1	27.92	S18°15'17"W
L2	22.62	S23°29'15"E
L3	26.96	S24°30'18"W
L4	23.03	S46°17'24"W



SCALE: 1" = 40'

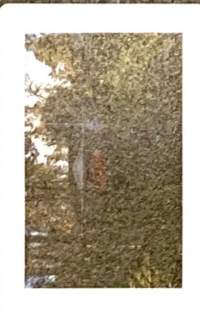
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Accepted by: _____ Purchaser
 Date: _____ Purchaser

NOTES:
 1.) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 2.) BEARINGS ARE BASED UPON DEED RECORDED IN INST. NO. 2008-069314.
 FLOOD NOTE: According to the F.I.R.M. No. 48339C0600 G, this property does lie in Zone X and does not lie within the 100 year flood zone. Except as shown.



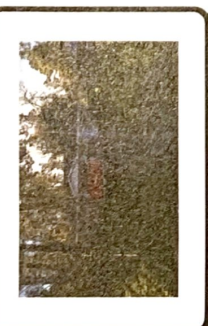
LEGEND

- 1/2" ROD FOUND
- ⊙ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ◆ POINT FOR CORNER
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- O— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- AIR CONDITIONER
- PE EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- I— IRON FENCE
- X— BARBED WIRE
- A— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- C— CONCRETE
- S— COVERED AREA

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 834, PG. 457, VOL. 919, PG. 17, C.G. FILE NO. 8/58741

C.B.G. Surveying, Inc.



Capital Title

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊠ POINT FOR CORNER
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EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 834, PG. 457, VOL. 919, PG. 17 C.C. FILE NO. 8736741

NOTES:

1.) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

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26338 Hunters Trail

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THENCE South 59 degrees 27 minutes 00 seconds East, along the Southwest line of said Upshaw tract, passing at a distance of 220.00 feet to a 1/2 inch iron rod found for reference, continuing at a total distance of 239.63 feet to a point for corner, said corner being the South corner of said Upshaw tract and being the West corner of that tract of land conveyed to J. Ysmael Carpio and wife, Maria Del Rosario Reyes, by deed recorded in Instrument Number 2008-003537, Official Public Records, Montgomery County, Texas;

THENCE South 18 degrees 15 minutes 17 seconds West, along the West line of said Carpio/Reyes tract, a distance of 27.92 feet to a point for corner, said corner being along the Southwest line of said Carpio/Reyes tract;

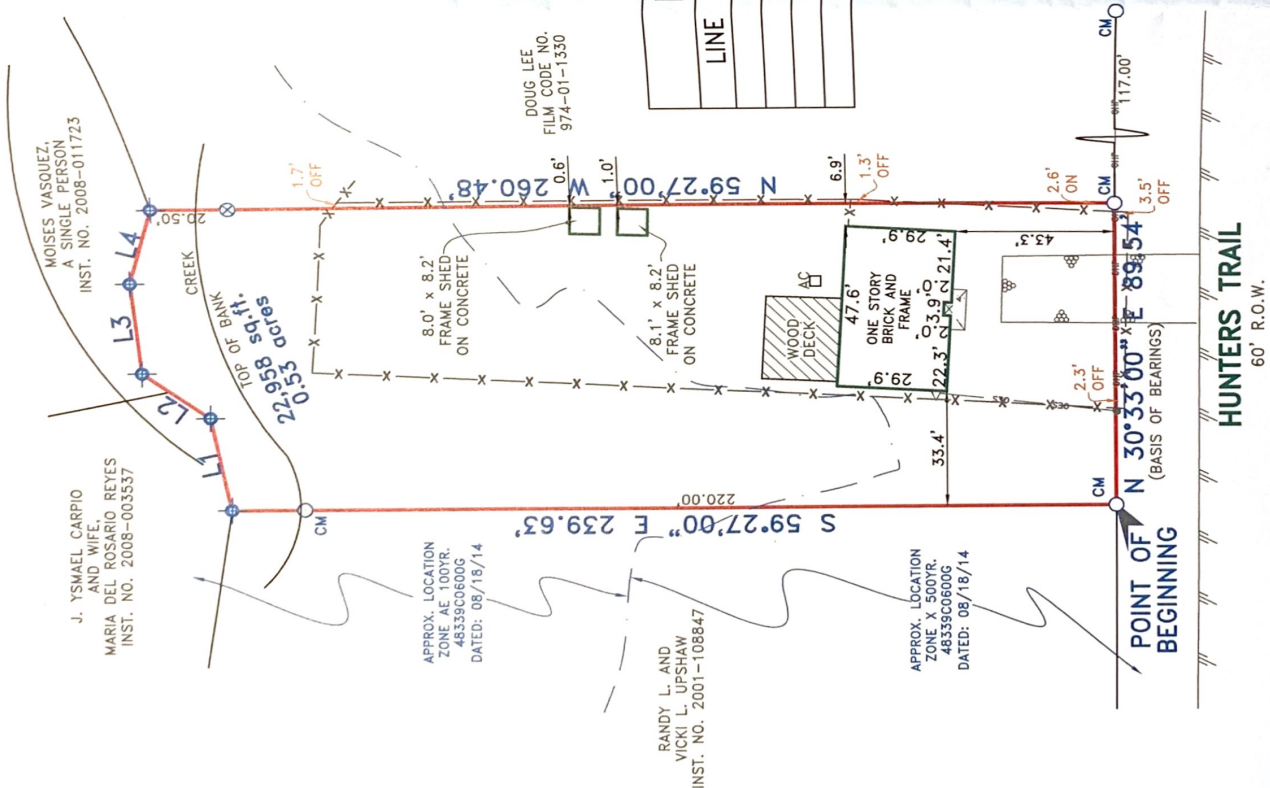
THENCE South 23 degrees 29 minutes 15 seconds East, along the Southwest line of said Carpio/Reyes tract, continuing along that tract of land conveyed to Moses Vasquez, a single person, by deed recorded in Instrument Number 2008-011723, Official Public Records, Montgomery County, Texas, a distance of 22.82 feet to a point for corner, said corner being along the Northwest line of said Vasquez tract;

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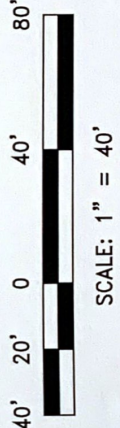
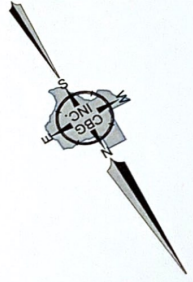
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THENCE North 30 degrees 33 minutes 00 seconds East, along the Southeast line of said Hunters Trail, a distance of 89.54 feet to the POINT OF BEGINNING and containing 22,958 square feet or 0.53 acres of land.



LINE TABLE

LINE	LENGTH	BEARING
L1	27.92	S18°15'17"W
L2	22.62	S23°29'15"E
L3	26.96	S24°30'18"W
L4	23.03	S46°17'24"W



C.B.G. Surveying, Inc.
 State of Texas Registered Professional Land Surveyor
 Stet. 750-4604
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Drawn By: BM
 Scale: 1" = 40'
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NOTES:

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FLOOD NOTE: According to the F.I.R.M. No. 48339C0600 G, this property does lie in Zone X and does not lie within the 100 year flood zone. Except as shown.