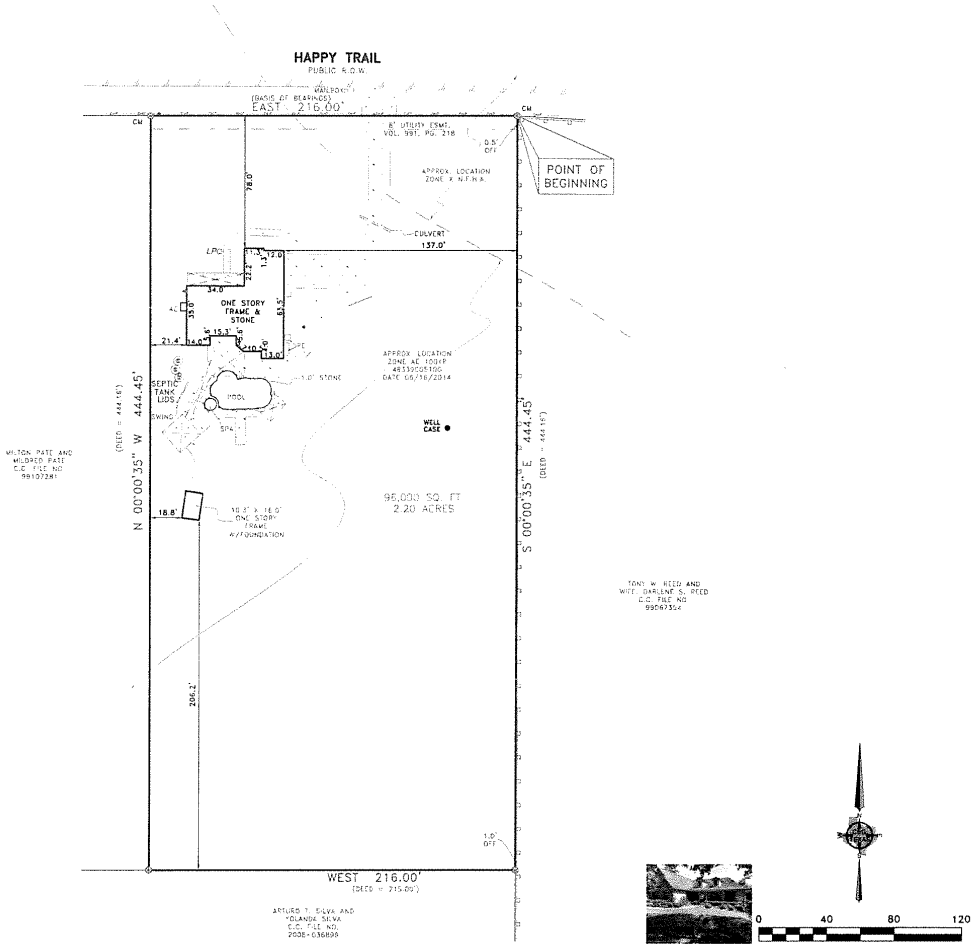

NOTE: According to the F.I.R.M. in Map No. 48339C0510G this property does lie in Zone AE and does lie within the 100 year flood zone Except as shown.

10366 Happy Trail

Being a tract of land situated in the John N. Thomas Survey, Abstract No. 549, Montgomery County, Texas, same being that tract of land conveyed to Cynthia Kay Haley, by deed recorded in County Clerk File No. 2006-103681, Real Property Records of Montgomery County, Texas, also known as Tract 16, Big Tree Estates, Section 2, 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 the Northwest corner of that tract of land conveyed to Tony W. Reed and wife, Darlene S. Reed, by deed recorded in County Clerk File No. 9906735A, Real Property Records of Montgomery County, Texas and lying along the South line of Happy Trail (public right-of-way);

THENCE South 00 degrees 00 minutes 35 seconds East, along the West line of said Reed tract, a distance of 444.45 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Arturo T. Silva and Yolanda Silva, by deed recorded in County Clerk File No. 2008-036899, Real Property Records of Montgomery County, Texas;

THENCE West, along the North line of said Silva tract, a distance of 216.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Milton Pate and Mildred Pate, by deed recorded in County Clerk File No. 9910728I, Real Property Records of Montgomery County, Texas;

THENCE North 00 degrees 00 minutes 35 seconds West, along the East line of said Pate tract, a distance of 444.45 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said Pate tract and lying along the South line of said Happy Trail;

THENCE East, along the South line of said Happy Trail, a distance of 216.00 feet to the POINT OF BEGINNING and containing 96,000 square feet or 2.20 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Cynthia Kay Haley Roberts FKA Cynthia Kay Haley AKA Cynthia Robert, MERS, Inc., as nominee for C&T Mortgage, Inc., and Frontier Title, in connection with the transaction described in G.F. No. 19-51935-CY 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 12th day of July, 2019

C.N. Fauquier
Registered Professional Land Surveyor No. 4372

STATE OF TEXAS · REGISTERED · C. N. FAUQUIER · 4372 · LAND SURVEYOR

ACCEPTED BY: CK 11/08/2019
SIGNATURE DATE SIGNATURE DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Volume 991, Page 222, Cert's File No. 8043803, 8416894, 9568853, 9676928, 9800B209, 2014080736, 2015104706

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 2006-103681.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT	PE – POOL EQUIPMENT	ASPHALT PAVING
1/2" IRON ROD FOUND	COLUMN	CHAIN LINK FENCE
1/2" IRON ROD SET	AC – AIR CONDITIONING	WOOD FENCE
1" IRON PIPE FOUND	FIRE HYDRANT	G.S. WIRE (TYPICAL BARBED WIRE
FENCE POST CORNER		IRON FENCE
"X" FOUND / SET		PIPE FENCE
5/8" ROD FOUND		COVERED PORCH/DECK OR CARPORT
UNDERGROUND ELECTRIC	OES – OES	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OHP – OHP	OVERHEAD POWER LINE
POWER POLE	POINT FOR CORNER	CONCRETE PAVING
	CLEANOUT	
	GRAVEL/ROCK ROAD OR DRIVE	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	07/12/19	1913566	SEE ABOVE	MARIA

METES AND BOUNDS

JOHN T. THOMAS SURVEY, ABSTRACT NO. 549

MONTGOMERY COUNTY, TEXAS

10366 HAPPY TRAIL