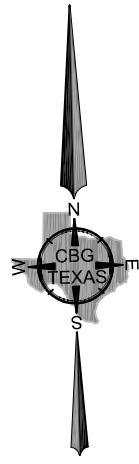


PROVIDENCE  
TITLE



ANGELA HOLDEN AND HUSBAND, ALBERT F. HOLDEN  
C.C. FILE NO. 99100274

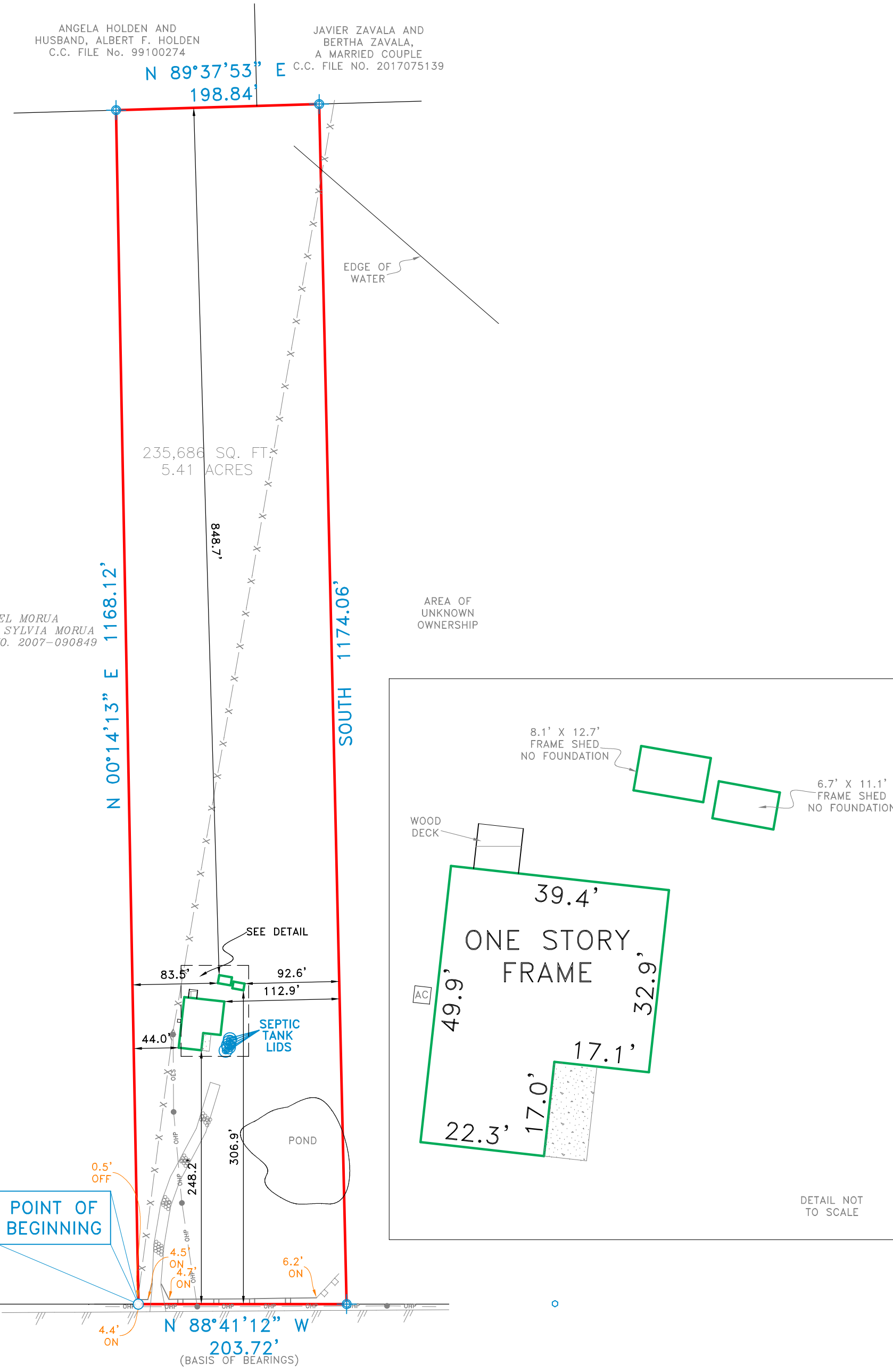
JAVIER ZAVALA AND BERTHA ZAVALA,  
A MARRIED COUPLE  
C.C. FILE NO. 2017075139

DANIEL MORUA AND WIFE, SYLVIA MORUA  
C.C. FILE NO. 2007-090849

POINT OF BEGINNING

CM FOUND @ SE CORNER OF CARRIE S. FARMER, INDIVIDUALLY, C.C. FILE NO. 2008-101602

POINT OF COMMENCEMENT



16873 Payne Road

Being a tract of land situated in the John L. Outlaw Survey, Abstract No. 723, Montgomery County, Texas, same being that tract of land conveyed to Shanan Marie Huff and Kurt J. Stromsky, by deed recorded in County Clerk File No. 2006-042838, Real Property Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the said John L. Outlaw Survey, Abstract No. 723, the W. C. Clark Survey, A-732, and the W.L. Goss Survey, Abstract No. 739,

THENCE a called East, a distance of a called 405.7 feet along the common line of said A-723 and A-739, to a 1/2 inch iron pipe found in the South right of way line of Payne Road (Prescriptive ROW) also being the Southeast corner of a called 5.85 acre tract conveyed to Jessie C. and Carrie Sue Farmer, Trustees, in CF No. 99013627, R.P.R.M.C.

THENCE N 00 degrees 20 minutes 59 seconds East, a distance of 35.00 feet across Payne Road to a 5/8 inch iron rod found for corner, lying along the said North right of way line of said Payne Road, and being the Southeast corner of that tract of land conveyed to Carrie S. Farmer, Individually, by deed recorded in County Clerk File No. 2008-101602, Real Property Records of Montgomery County, Texas;

THENCE S 88 degrees 41 minutes 52 seconds East, a distance of 611.18 feet, along the said North right of way line of said Payne Road, to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Daniel Morua and wife, Sylvia Morua, by deed recorded in County Clerk File No. 2007-090849, Real Property Records of Montgomery County, Texas and being the POINT OF BEGINNING of herein described tract;

THENCE North 00 degrees 14 minutes 13 seconds West, along the East line of said Morua tract, a distance of 1168.12 feet to a point for corner, said corner being the Northeast corner of said Morua tract and lying along the South line of that tract of land conveyed to Angela Holden and husband, Albert F. Holden, by deed recorded in County Clerk File No. 99100274, Real Property Records of Montgomery County, Texas;

THENCE North 89 degrees 37 minutes 53 seconds East, along the South line of said Holden tract, a distance of 198.84 feet to point for corner, said corner being lying along the South line of that tract of land conveyed to Javier Zavala and Bertha Zavala, a married couple, by deed in County Clerk File No. 2017075139, Real Property Records of Montgomery County, Texas;

THENCE South, a distance of 1174.06 feet to a point for corner, said corner lying along the North line of said Payne Road;

THENCE South 88 degrees 41 minutes 12 seconds West, along the North line of said Payne Road, a distance of 203.72 feet to the POINT OF BEGINNING and containing 235,686 square feet or 5.41 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Josue Isabel Armendariz, Mirtala Martinez Armendariz, Movement Mortgage, LLC, and Providence Title Company, in connection with the transaction described in G.F. No. 131001310 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 14th day of June, 2019

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



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

NOTES:  
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 2006-042838.  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

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www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	06/14/19	1910996	SEE ABOVE	MARIA

**METES AND BOUNDS**

JOHN L. OUTLAW SURVEY, ABSTRACT NO. 723

MONTGOMERY COUNTY, TEXAS

16873 PAYNE ROAD