

CHRISTOPHER BRYAN
SURVEY
ABSTRACT 75

PEACH CREEK FOREST
SECTION 3
(UNRECORDED)

LOT 577-A
JOSE D. LUNA
C.F. NO. 2017092937
O.P.R.M.C.

LOT 577-B
ROBERT JOSEPH ARDIS
C.F. NO. 2001043765
O.P.R.M.C.

0.1377 ACRES
(6,000 SQ.FT.)
(VACANT)

LOT 578
JULIO A. IBARRA-MONROY
& CELIA VEGA IBARRA
C.F. NO. 2008011743
O.P.R.M.C.

LOT 580-A
JULIO A. IBARRA-MONROY
& CELIA VEGA IBARRA
C.F. NO. 2010010310

LOT 579-B
JOSE D. LUNA
C.F. NO. 2013016575
O.P.R.M.C.

CANDLE LIGHT STREET
(R.O.W. VARIES)

P.O.C.
NORTHEAST CORNER OF
PEACH CREEK FOREST
VOL. 672, PG. 789
D.R.M.C.

N 88°39'57" W 730.00'

SCALE 1"=20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ROBERT JOSEPH ARDIS, RECORDED IN COUNTY CLERK'S FILE NO. 2001043765 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 06-29-21, UNDER G.F. NO. 3016921-02790.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1377 ACRES (6,000 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 01, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS, 4148



CLIENT:
GRABA EQUITY CORP

ADDRESS:
CANDLE LIGHT STREET

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

| | |
|--------------------|--------------------|
| FIELD CREW: MW | TECH: ARH |
| DRAFTER: JB | FINAL CHECK: EF |
| DATE: 07-08-21 | |
| JOB# 6-99044-21 | |

TITLE COMPANY:



281-394-3122

G.F. #: 3016921-02790

ISSUE DATE:
JUNE 29, 2021



LEGEND

| | |
|-------------------------|--------------|
| B.L. = BUILDING LINE | COVERED AREA |
| U.E. = UTILITY EASEMENT | |
| A.E. = AERIAL EASEMENT | |
| FENCE | |
| —o—o—o— | CHAIN LINK |
| —x—x—x— | WIRE |

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1377 ACRES (6,000 SQUARE FEET) SITUATED
IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.1377 acres (6,000 square feet), situated in the Christopher Bryan Survey, Abstract 75, Montgomery County, Texas, being all of a tract of land conveyed unto Robert Joseph Ardis by deed as recorded under County Clerk's File No. 2001043765 of the Official Public Records of Montgomery County, Texas, being known as Lot 577-B, of Peach Creek Forest, Section 3, an unrecorded subdivision, being out of a certain tract of land as recorded in Volume 672, Page 789, of the Deed Records of Montgomery County, Texas. Said 0.1377-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Peach Creek Forest, as described in said Deed as recorded in Volume 672, Page 789, of the Deed Records of Montgomery County, Texas;

THENCE North 88°39'57" West, a distance of 730.00 feet to a point;

THENCE South 01°20'03" West, a distance of 294.07 feet to a point in the west line of Hunters Trail;

THENCE South 30°33'00" West, a distance of 744.32 feet to a point;

THENCE South 67°32'00" West, a distance of 333.96 feet to a point of intersection of said Hunters Trail and the west right-of-way line of Candle Light Street (width varies);

THENCE North 01°20'03" East, along the west right-of-way line of said Candle Light Street, a distance of 189.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southeast corner and POINT OF BEGINNING of said tract herein described;

THENCE North 88°39'57" West, a distance of 120.00 feet to a found 1/2-inch iron rod for the southwest corner of said tract herein described;

THENCE North 01°20'03" East, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of said tract herein described;

THENCE South 88°39'57" East, a distance of 120.00 feet to a found 5/8-inch iron rod in the west right-of-way line of Candle Light Street for the northeast corner of said tract herein described;

THENCE South 01°20'03" West, along the west line of said Candle Light Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1377 acres (6,000 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 08, 2021, job number 6-99044-21.

