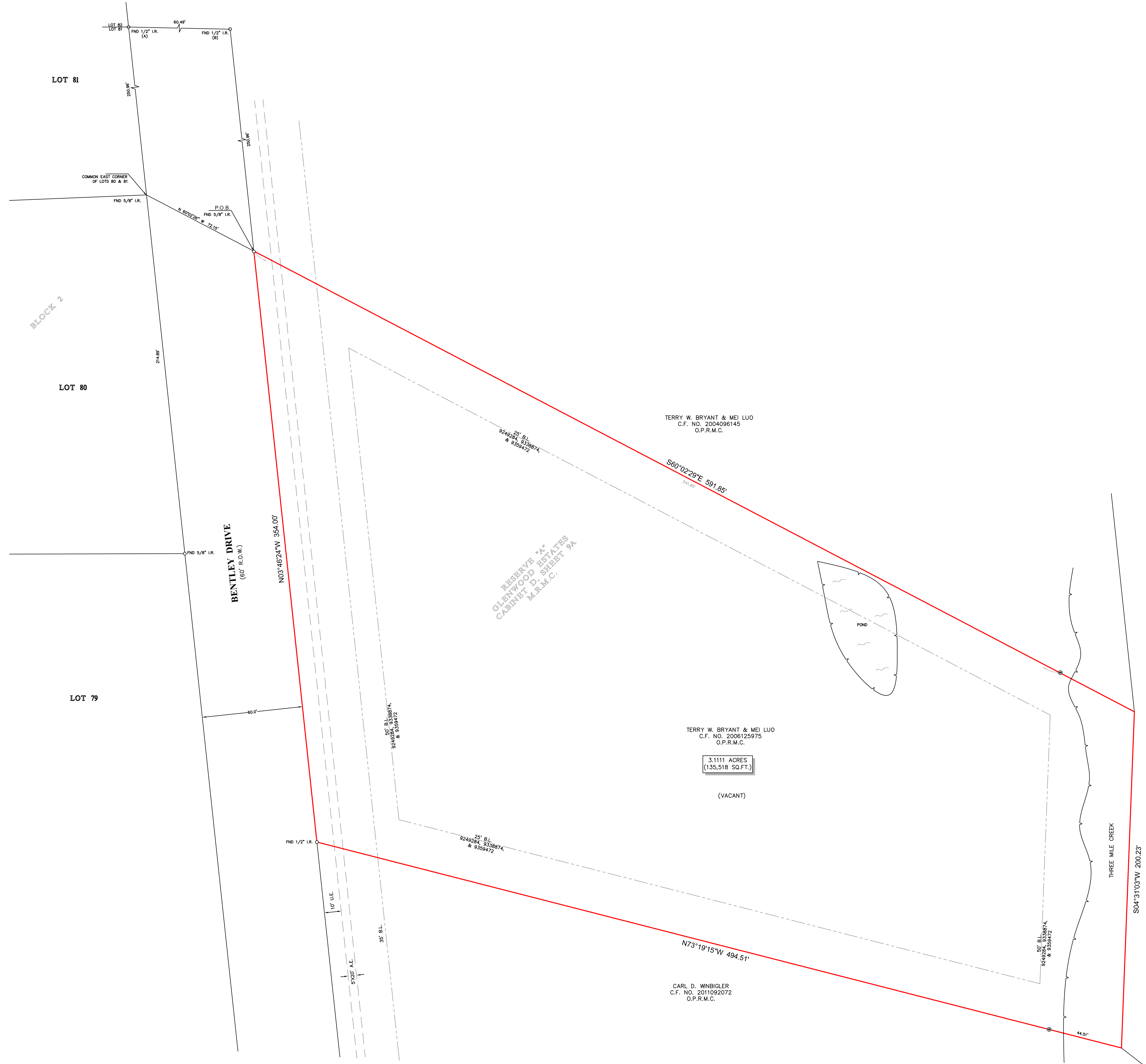


D.M. GOEHEEN SURVEY ABSTRACT 234

SCALE 1" = 30'



DESCRIPTION OF A TRACT OF LAND CONTAINING 3.1111 ACRES (135,518 SQUARE FEET) SITUATED IN THE D.M. GOEHEEN SURVEY, ABSTRACT 234, MONTGOMERY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 3.1111 ACRES (135,518 SQUARE FEET), SITUATED IN THE D.M. GOEHEEN SURVEY, ABSTRACT 234, MONTGOMERY COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO TERRY W. BRYANT AND MEI LUO IN COUNTY CLERK'S FILE NO. 2006125975 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID BRYANT/LUO TRACT BEING OUT OF RESERVE 'A' OF GLENWOOD ESTATES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, AS RECORDED IN CABINET D, SHEET 9A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 3.1111-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF BENTLEY DRIVE (60.00 FEET WIDE) FOR THE NORTHWEST CORNER OF THE SAID BRYANT/LUO TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 4.2989 ACRE TRACT OF LAND CONVEYED UNTO TERRY W. BRYANT AND MEI LUO IN COUNTY CLERK'S FILE NO. 2004096145 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, FEET FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED, FROM WHICH THE COMMON EAST CORNER OF LOTS 80 AND 81 OF SAID GLENWOOD ESTATES BEARS NORTH 60°02'26" WEST, A DISTANCE OF 72.15';

THENCE SOUTH 60°02'29" EAST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A DISTANCE OF 541.85 FEET FOR REFERENCE, AND CONTINUE IN ALL A DISTANCE OF 591.85 FEET TO A POINT IN THE CENTERLINE OF THREE MILE CREEK FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 04°31'03" WEST, GENERALLY ALONG SAID CENTERLINE OF THREE MILE CREEK, A DISTANCE OF 200.23 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 73°19'15" WEST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A DISTANCE OF 44.51 FEET FOR REFERENCE AND CONTINUE IN ALL A TOTAL DISTANCE OF 494.51 FEET TO A FOUND 1/2-INCH IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF SAID BENTLEY DRIVE FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03°46'24" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BENTLEY DRIVE, A DISTANCE OF 354.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1111 ACRES (135,518 SQUARE FEET), MORE OR LESS.

TERRY W. BRYANT & MEI LUO
C.F. NO. 2004096145
O.P.R.M.C.

TERRY W. BRYANT & MEI LUO
C.F. NO. 2006125975
O.P.R.M.C.

3.1111 ACRES
(135,518 SQ.FT.)

(VACANT)

CARL D. WINBIGLER
C.F. NO. 2011092072
O.P.R.M.C.

LOT 95, BLOCK 8
CLEAR CREEK FOREST
CABINET C, SHEET 6
M.M.C.

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TERRY W. BRYANT AND MEI LUO IN COUNTY CLERK'S FILE NO. 2006125975 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR RECORD BY THE SURVEYOR.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL OR MAN-MADE CORNERS ON SUBJECT PROPERTY.
 - AN EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE AS RECORDED UNDER C.F. NO. 9324245, DOES NOT APPLY TO SUBJECT PROPERTY.

LEGEND

	WATER
	B.L. - BUILDING LINE
	F.E. - FRUIT EASEMENT
	A.E. - AERIAL EASEMENT
	APPROXIMATE HIGH BANK

O.F. # 2016921-06207 ISSUJE DATE: JAN. 7, 2022		CLIENT: TEXAS RE INVESTMENTS LLC ADDRESS: 10014 BENTLEY DRIVE www.survey1inc.com survey1@survey1inc.com	
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.1111 ACRES (135,518 SQUARE FEET) SITUATED IN THE D.M. GOEHEEN SURVEY, ABSTRACT 234, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.			
		SUPERVISOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 10, 2022. THE PLAT REPRESENTATION COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.	
DRAFTER: MC DATE: JAN. 13, 2022		FIELD CREW: SF TECH: SF FINAL CHECK: EF	
Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2545 A.M., TX 77012 (281)393-1392		JOB# 1-106727-22	