



**SURVEYOR'S CERTIFICATE**

The undersigned, Registered Professional Land Surveyor (J.T. Thompson) hereby certifies to Keith Anderson, Madison, Alamon, and Chicago Title Company, in connection with the transaction described in the plat, No. 4214-80-CIT1743041DP that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor or from a plat or plat (C) the monuments shown hereon actually existed on the date of the survey, and the location, size, and 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 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 15th day of June, 2021

*J.T. Thompson*

J.T. Thompson  
Registered Professional Land Surveyor No. 4604



**Old Smith Road**

Being a tract of land situated in the James Hodge one league Survey, Abstract No. 19, Montgomery County, Texas, some being that tract of land conveyed to Thomas E. Beck and wife, Mary Elaine Beck, by deed recorded in Document No. 2013028251, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

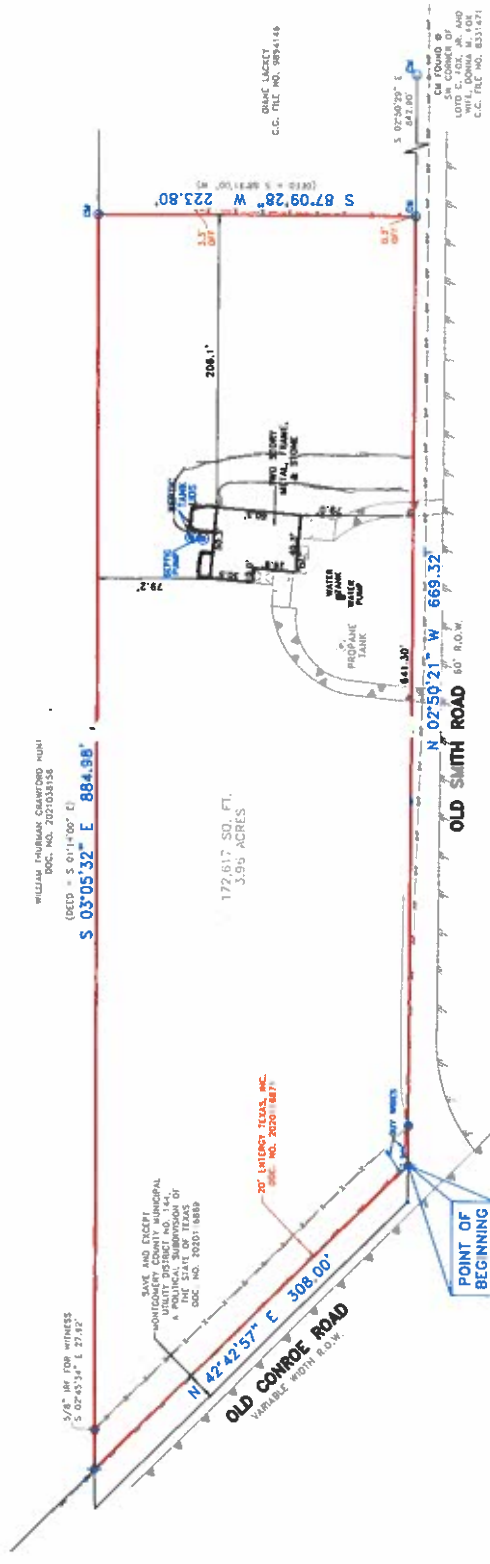
**BEGINNING** at a point for corner, said corner lying in the intersection of the East line of Old Smith Road (60 feet right-of-way) and the Southeast line of Old Canose Road (variable width right-of-way);

**THENCE** North 42 degrees 42 minutes 57 seconds East (bearing) from NAD83 Texas Central Zone No. 4203, along said Southeast line of Old Canose Road, a distance of 308.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to William Thurman Crawford Hunt, by deed recorded in County Clerk File No. 2021038156, Official Public Records of Montgomery County, Texas, from which a 5/8 inch iron rod found bears South 02 degrees 45 minutes 34 seconds East, a distance of 27.92 feet for witness;

**THENCE** South 03 degrees 05 minutes 32 seconds East, along the West line of said Hunt tract, a distance of 841.30 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Diane Lackey, by deed recorded in County Clerk File No. 9894146, Official Public Records of Montgomery County, Texas;

**THENCE** South 87 degrees 09 minutes 28 seconds West, along the North line of said Lackey tract, a distance of 223.80 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lackey tract, and lying along the aforementioned East line of Old Smith Road;

**THENCE** North 02 degrees 50 minutes 21 seconds West, along said East line of Old Smith Road, passing a distance of 841.30 feet to a 5/8 inch iron rod found on-line for reference, containing a distance of 669.32 feet to the **POINT OF BEGINNING** and containing 172,617 square feet or 3.96 acres of land.



**METES AND BOUNDS**  
J. HODGE SURVEY, ABSTRACT NO. 19  
MONTGOMERY COUNTY, TEXAS  
OLD SMITH ROAD

**CBG**  
CONCRETE BOUNDARY GROUP  
12023 Shinn Road, Ste. 240  
Dallas, TX 75228  
P 214-448-2211  
F 214-448-2211  
www.cbgnl.com

DATE: 06/15/2021  
SCALE: 1" = 60'  
JOB NO.: 2112687  
DRAWN: MARIA  
G.F. NO.:  
SEE CERT.

**LEGEND**

- CONCRETE BOUNDARY
- 1/2" IRON ROD FOUND
- 1" IRON ROD FOUND
- 2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- APPROXIMATE ELECTRIC SERVICE
- POWER POLE
- SHRIMP/CRAB ROAD OR DRIVE

DATE	REVISIONS	NOTES

NOTES:  
METES SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.