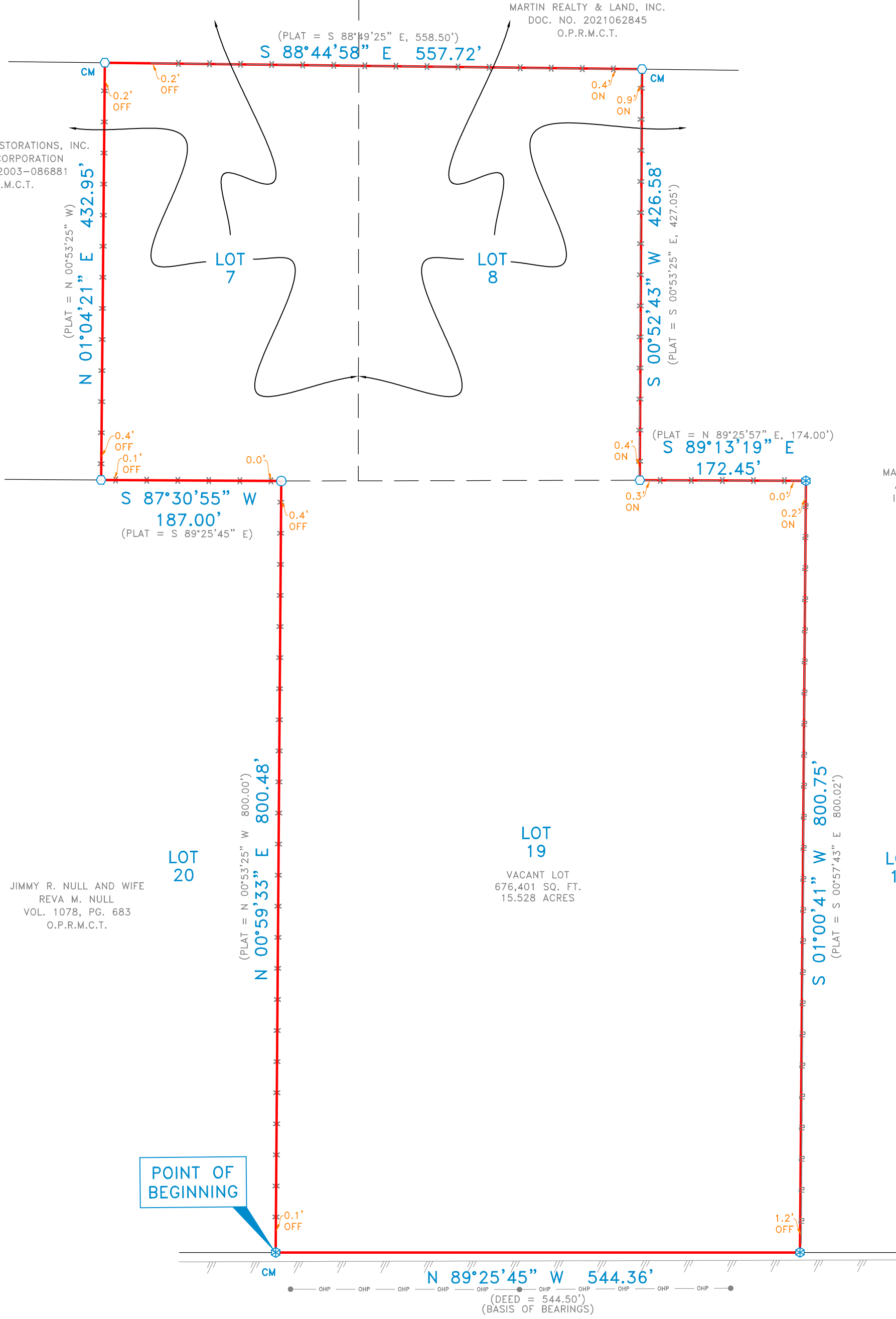


RESIDENTIAL RESTORATIONS, INC.
A TEXAS CORPORATION
INST. NO. 2003-086881
O.P.R.M.C.T.

MARTIN REALTY & LAND, INC.
DOC. NO. 2021062845
O.P.R.M.C.T.

MARISOL MERCADO ROMERO,
AN UNMARRIED PERSON
INST. NO. 2008-029681
O.P.R.M.C.T.



May Road

Being a tract of land out of the William Willis 4428 acre Survey, Abstract No. 594, situated in Montgomery County, Texas, being all of Lot 19, and a portion of Lots 7, and 8, Shadydale Addition, an addition to Montgomery County, Texas, according to the plat thereof recorded in Volume 3, Page 13, Map Records, Montgomery County, Texas, said tract conveyed unto Hilgarth Family Poled Trust U/W 7/1/2015, William James Perrone, Jack Paul Perrone, Jr., Donald Joseph Perrone, and Linda Darlene Perrone, Co-Trustees, by deed recorded in Document No. 2022035148, Official Public Records, 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 Southeast corner of a tract of land conveyed unto Jimmy R. Null and wife Reva M. Null by deed recorded in Volume 1078, Page 683, Official Public Records, Montgomery County, Texas, said corner being in the North line of May Road (a variable width right-of-way);

THENCE North 00 degrees 59 minutes 33 seconds East, along the East line of said Null tract, a distance of 800.48 feet to a 1/2 inch iron pipe found for corner, said corner being the Northeast corner off said Null tract;

THENCE South 87 degrees 30 minutes 55 seconds West, along the North line of said Null tract, a distance of 187.00 feet to a 1 1/4 inch iron pipe found for corner, said corner being the Southeast corner of a tract of land conveyed unto Residential Restorations, Inc, a Texas corporation, by deed recorded in Instrument No. 2003-08688, Official Public Records, Montgomery County, Texas;

THENCE North 01 degree 04 minutes 21 seconds East, along the West line of said Residential Restorations, Inc. tract, a distance of 432.95 feet to a 1 1/4 inch iron pipe found for corner, said corner being the Northeast corner of said Residential Restorations, Inc. tract, said corner being in the South line of a tract of land conveyed unto Martin Realty & Land, Inc, by deed recorded in Document No. 2021062845, Official Public Records, Montgomery County, Texas;

THENCE South 88 degrees 44 minutes 58 seconds East, along the South line of said Martin Realty tract, a distance of 557.72 feet to a 1 1/4 inch iron pipe found for corner, said corner being the Northwest corner of a tract of land conveyed unto Marisol Mercado Romero, an unmarried person, by deed recorded in Instrument No. 2008-029681, Official Public Records, Montgomery County, Texas;

THENCE South 00 degree 52 minutes 43 seconds West, along a West line of said Romero tract, a distance of 426.58 feet to a 1 1/4 inch iron pipe found for the most Westerly corner of said Romero tract;

THENCE South 89 degrees 13' minutes 19 seconds East, along a North line of said Romero tract, a distance of 172.45 feet to a 5/8 inch iron rod found for an ell corner of said Romero tract;

THENCE South 01 degree 00 minutes 41 seconds West, along a West line of said Romero tract, a distance of 800.75 feet to a 5/8 inch iron rod found for the Southwest corner of said Romero tract, same being in the North line of said May Road;

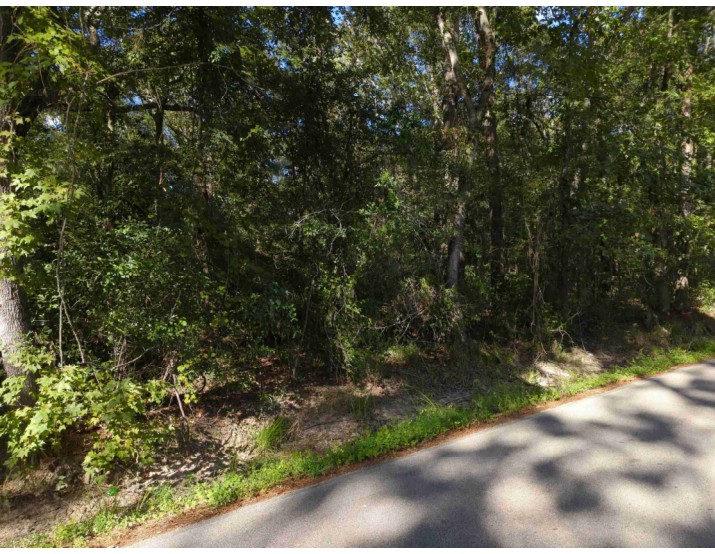
THENCE North 89 degrees 25 minutes 45 seconds West, along the North line of said May Road, a distance of 544.36 feet to the POINT OF BEGINNING, and containing 676,401 square feet or 15.528 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Fidelity Nation Title Company, in connection with the transaction described in G.F. FTH-88F-FAH22011479 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 3rd day of October, 2022

Nathan Alan Pare
Registered Professional Land Surveyor



MAY ROAD
VARIABLE WIDTH R.O.W.
NOTE: According to the F.I.R.M. in Map No. 48339C0600G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____
SIGNATURE DATE SIGNATURE DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 3, PG. 13, C.C. FILE NO. 9883914

NOTES:
BEARINGS BASED ON THE DEED RECORDED IN DOCUMENT NO. 2022035148, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON PIPE FOUND PE - POOL EQUIPMENT
○	1/2" IRON ROD SET
○	1 1/4" 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
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
▭	COVERED PORCH, DECK OR CARPORT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
▭	CONCRETE PAVING
▭	DOUBLE SIDED WOOD FENCE
▭	ASPHALT PAVING
▭	CHAIN LINK FENCE
▭	WOOD FENCE
▭	0.5" WIDE TYPICAL BARBED WIRE
▭	IRON FENCE
▭	PIPE FENCE

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Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	10/03/2022	2218499	SEE CERT.	RBR/RL

METES AND BOUNDS

WILLIAM WILLIS 4428 ACRE SURVEY, ABSTRACT NO. 594

MONTGOMERY COUNTY, TEXAS

MAY ROAD