

Deer Glen Drive

Being a tract of land situated in the Milton Robertson Survey, Abstract No. 445, Montgomery County, Texas, same being a tract of land conveyed to Wayne S. Benson, by deed recorded in Clerk's File No. 9103671, Official Public Records of Montgomery County, Texas, and being Lot 46, of Deer Glen Estates, an unrecorded subdivision, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Luis Vargas Robles and Elvia Salinas Robles, by deed recorded in Instrument No. 2002-097726, Official Public Records of Montgomery County, Texas, and being in the Southwest line of Deer Glen Drive (a 60 foot right-of-way);

THENCE South 46 degrees 34 minutes 40 seconds West, along the Northwest line of said Robles tract, passing a 1/2 inch iron rod set on line with a yellow cap stamped "CBG Surveying" at a distance of 256.88 feet, and continuing a total distance of 1038.62 feet to a point for corner, said corner being the Southwest corner of said Robles tract, and being in the North line of a tract of land conveyed to Armando Rodriguez and Esmeralda Rodriguez, called tract 1, by deed recorded in Document No. 2015113134, Official Public Records of Montgomery County, Texas, from which a 5/8 inch iron rod found for witness bears South 75 degrees 28 minutes 16 seconds East, a distance of 4.48 feet;

THENCE North 88 degrees 33 minutes 40 seconds West, along the North line of said Rodriguez tract, a distance of 312.98 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Rodriguez tract, and being in the East line of a tract of land conveyed to Helen Hudson, by deed recorded in Document No. 2021113252, Official Public Records of Montgomery County, Texas;

THENCE North 01 degree 12 minutes 50 seconds East, along the East line of said Hudson tract, a distance of 160.25 feet to a point for corner, said corner being the South corner of a tract of land conveyed to Alfredo Hernandez and Leticia Nunez, by deed recorded in Document No. 2016080877, Official Public Records of Montgomery County, Texas, from which a 1/2 inch iron rod found for witness bears North 55 degrees 08 minutes 27 seconds East, a distance of 1.56 feet;

THENCE North 55 degrees 08 minutes 27 seconds East, along the Southeast line of said Hernandez/Nunez tract, passing a 1/2 inch iron rod set on line with a yellow cap stamped "CBG Surveying" at a distance of 957.55 feet, and continuing a total distance of 1172.83 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Hernandez/Nunez tract, and being in the Southwest line of said Deer Glen Drive, from which a 1/2 inch iron rod found for witness bears North 63 degrees 54 minutes 31 seconds West, a distance of 3.88 feet, and from which a 1/2 inch iron rod found for witness bears North 25 degrees 01 minute 14 seconds West, a distance of 371.18 feet at the North corner of a tract of land conveyed to Yanxiao Yuan, by deed recorded in Document No. 2021169307, Official Public Records of Montgomery County, Texas, and being the beginning of a non-tangent curve turning to the left, with a radius of 1080.00 feet, an arc length of 160.76 feet to the POINT OF BEGINNING and containing 292,540 square feet or 6.72 acres of land;

THENCE along said curve to the left, along the Southwest line of said Deer Glen Drive, an arc length of 160.76 feet to the POINT OF BEGINNING and containing 292,540 square feet or 6.72 acres of land.

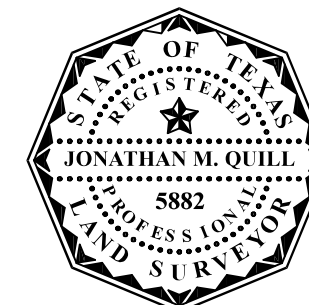
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Fidelity National Title, in connection with the transaction described in G.F. FTH-88F-FAH22014104 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 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 29th day of November, 2022

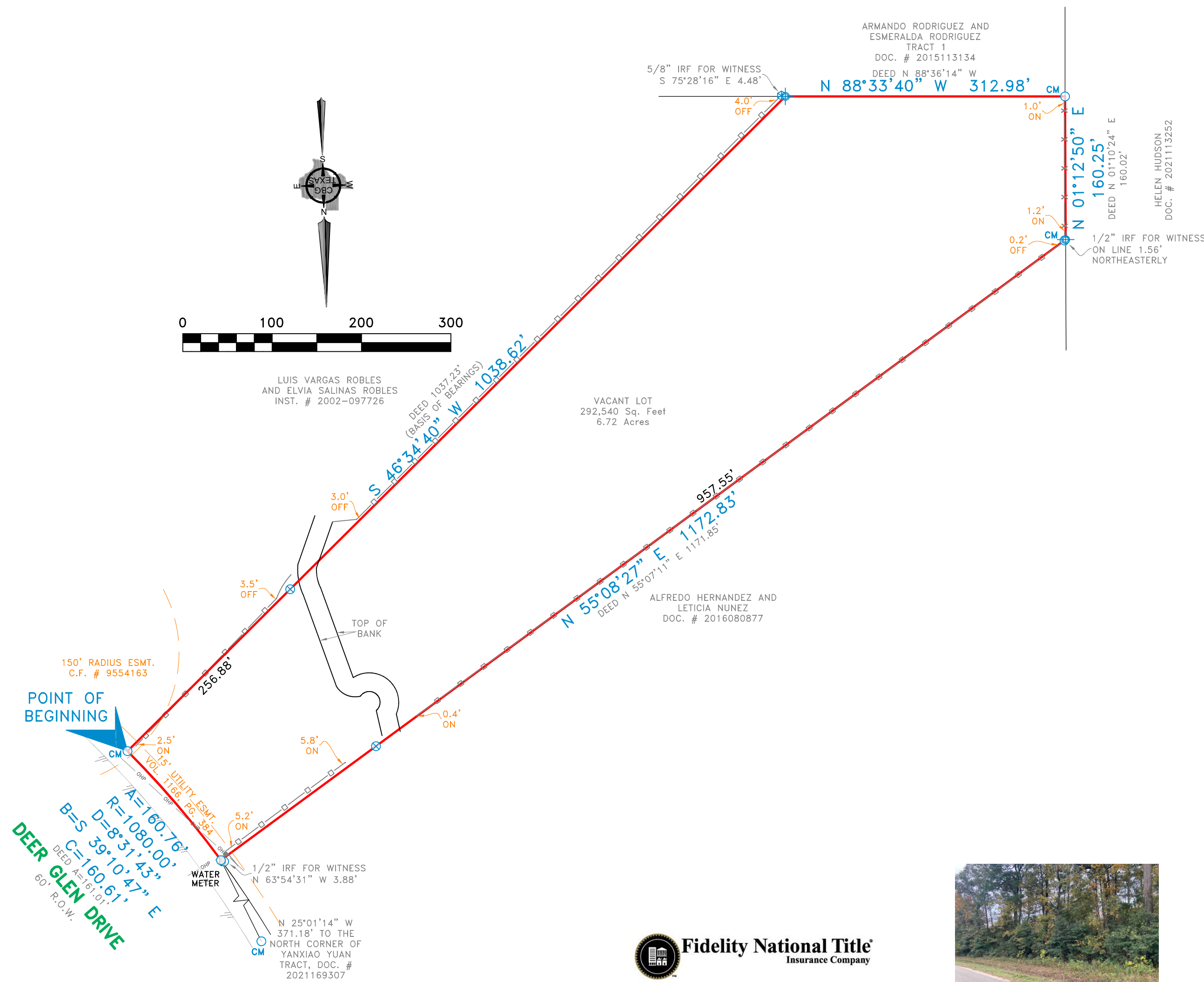
Jonathan M. Quill

Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: According to the F.I.R.M. in Map No. 48339C0575G, this property does lie in Zone AE (FLOODWAY) and DOES lie within the 100 year flood zone.



419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	11/29/2022	2220865	SEE ABOVE	JCM

METES AND BOUNDS

MILTON ROBERTSON SURVEY, ABSTRACT NO. 445

MONTGOMERY COUNTY, TEXAS

DEER GLEN DRIVE

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	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
▭	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
▭	CONCRETE PAVING
—	HOGWIRE FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1145, PG. 86, VOL. 1145, PG. 94, VOL. 1166, PG. 384, C.F. # 9554163, 99014345

NOTES:
BEARINGS ARE BASED ON C.F. # 9103671. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.