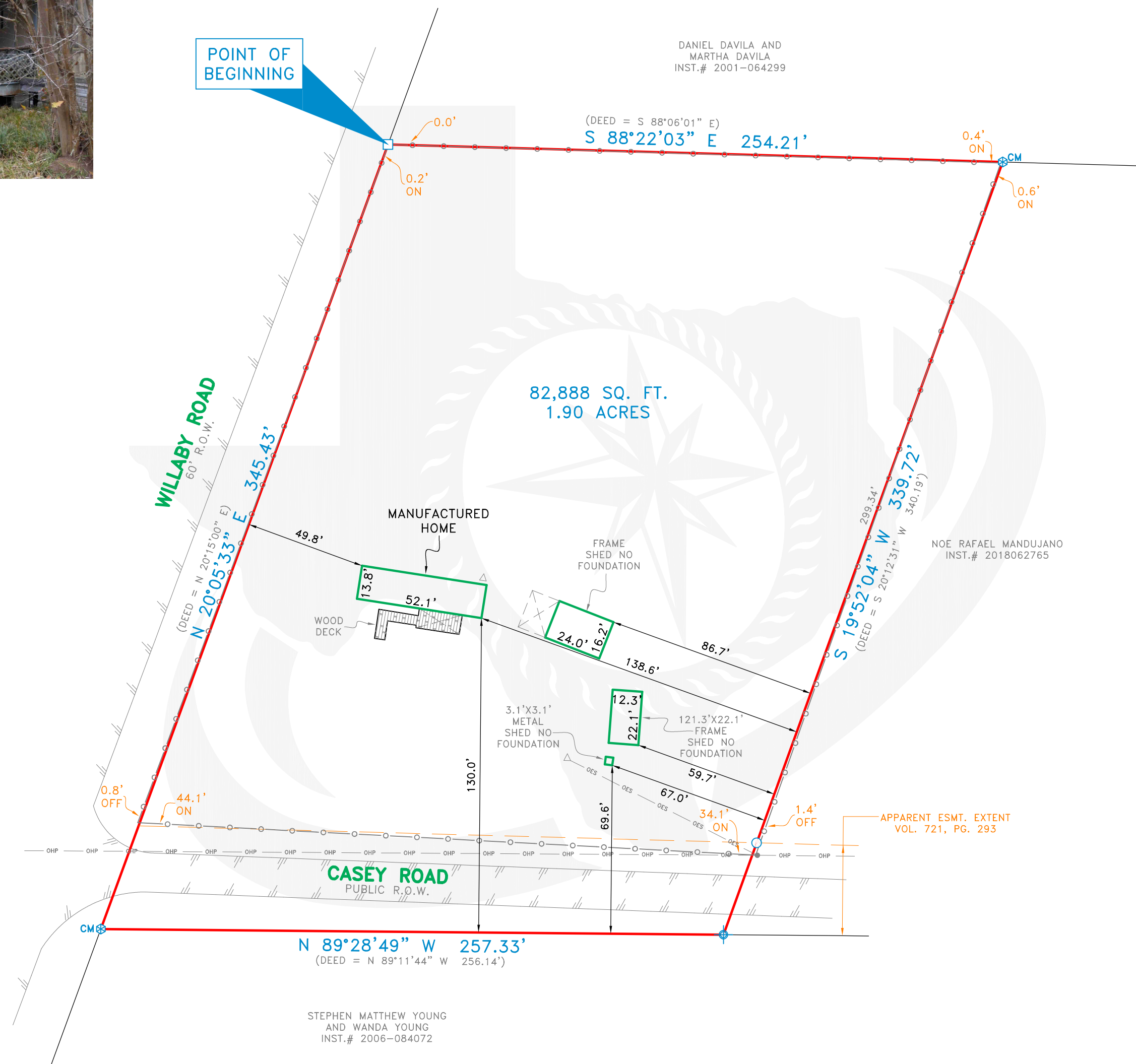




First American Title Company



### 27745 Casey Road

Being a tract of land situated in the Christopher Bryan Survey, Abstract No. 75, Montgomery County, Texas, same being a tract of land conveyed to Burl. T. Pentecost and Almeda Pentecost, by deed recorded in Instrument Number 9511572, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found for corner, said corner being the Southwest corner of that tract of land conveyed to Daniel Davila and Martha Davila, by deed recorded in Instrument Number 2001-064299, Official Public Records of Montgomery County, Texas, and lying on the East line of Willaby Road (60 foot right-of-way);

THENCE South 88 degrees 22 minutes 03 seconds East, along the South line of said Davila tract, a distance of 254.21 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Noe Rafael Mandujano, by deed recorded in Instrument Number 2018062765, Official Public Records of Montgomery County, Texas;

THENCE South 19 degrees 52 minutes 04 seconds West, along the West line of said Mandujano tract, passing at a distance of 299.34 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 339.72 feet to a point for corner, said corner being the Southwest corner of said Mandujano tract, and lying on the North line of a tract of land conveyed to Steven Matthew Young and Wanda Young, by deed recorded in Instrument Number 2006-084072, Official Public Records of Montgomery County, Texas;

THENCE North 89 degrees 28 minutes 49 seconds West, along the North line of said Young tract, a distance of 257.33 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Young tract, and lying on the aforementioned East line of Willaby Road;

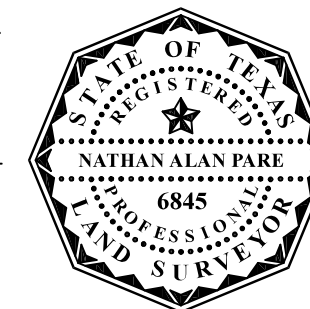
THENCE North 20 degrees 05 minutes 33 seconds East, along the said East line of Willaby Road, a distance of 345.43 feet to the POINT OF BEGINNING and containing 82,888 square feet or 1.90 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to BYNK Investment, LLC and First American Title Company, in connection with the transaction described in G.F. No. 2710700-H060 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 4th day of February, 2022

*Nathan Alan Pare*  
Registered Professional Land Surveyor



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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.



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

REVISIONS		
DATE	BY	NOTES
02/25/2022	CAJ	REVISED DEGREES IN 3RD CALL

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
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
▨	COVERED PORCH, DECK OR CARPORT
▨	CONCRETE PAVING
▨	DOUBLE SIDED WOOD FENCE
▨	ASPHALT PAVING
▨	CHAIN LINK FENCE
▨	WOOD FENCE
▨	0.5' WIDE TYPICAL BARBED WIRE
▨	IRON FENCE
▨	PIPE FENCE

**CBS**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS

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Firm No. 10194280  
www.cbstxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	2/4/2022	SEE CERT.	2201784	CAJ

**METES AND BOUNDS**

CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75

MONTGOMERY COUNTY, TEXAS

27745 CASEY ROAD