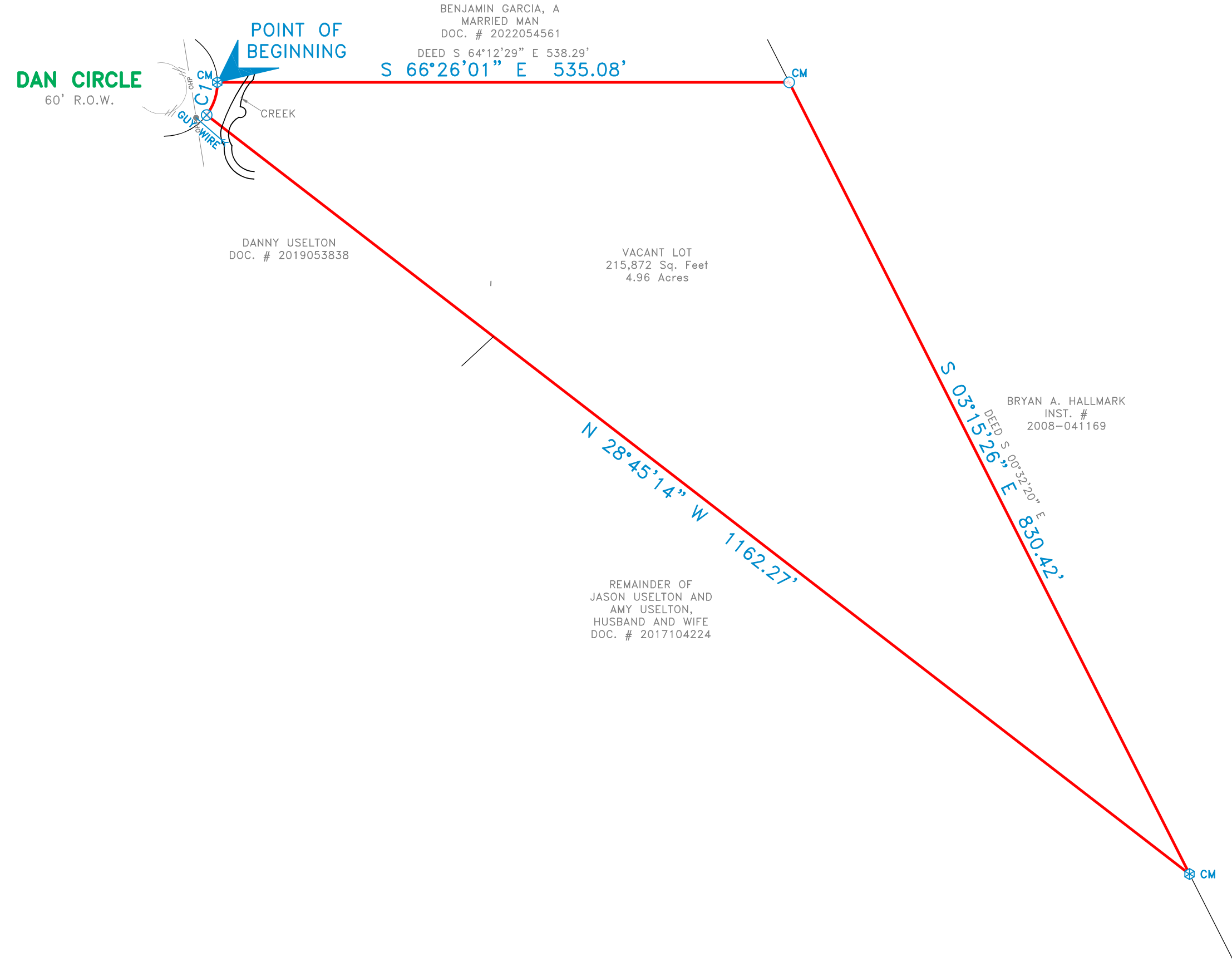


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.83'	50.00'	37°37'13"	N 41°44'50" E	32.24'



Dan Circle

Being known as Lot 4 of GLENMONT ESTATES –SECTION TWO (2), an unrecorded subdivision in Montgomery County, Texas, and being a tract of land situated in the Abraham Roberts Survey, Abstract No. 32, Montgomery County, Texas, same being portion of a tract of land conveyed to Danny Uselton, by deed recorded in Document No. 2018009813, Official Public Records of 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 a West corner of a tract of land conveyed to Benjamin Garcia, a married man, by deed recorded in Document No. 2022054561, Official Public Records of Montgomery County, Texas, and being in the East line of Dan Circle (a 60 foot right-of-way);

THENCE South 66 degrees 26 minutes 01 second East, along the Southwest line of said Garcia tract, a distance of 535.08 feet to a 1/1 inch iron rod found for corner, said corner being the South corner of said Garcia tract, and being in the West line of a tract of land conveyed to Bryan A. Hallmark, by deed recorded in Instrument No. 2008-041169, Official Public Records of Montgomery County, Texas;

THENCE South 03 degrees 15 minutes 26 seconds East, along the West line of said Hallmark tract, a distance of 830.42 feet to a 5/8 inch iron rod found for corner, said corner being the East corner of remainder of a tract of land conveyed to Jason Uselton and Amy Uselton, husband and wife, by deed recorded in Document No. 2017104224, Official Public Records of Montgomery County, Texas;

THENCE North 28 degrees 45 minutes 14 seconds West, along the Northeast line of said remainder tract, a distance of 1162.27 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of a tract of land conveyed to Danny Uselton, by deed recorded in Document No. 2019053838, Official Public Records of Montgomery County, Texas, and being in the East line of said Dan Circle, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 37 degrees 37 minutes 13 seconds, a chord bearing of North 41 degrees 44 minutes 50 seconds East, and a chord length of 32.24 feet;

THENCE along said curve to the left, along the East line of said Dan Circle, an arc length of 32.83 feet to the POINT OF BEGINNING and containing 215,872 square feet or 4.96 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Christopher Dickey and Alamo Title, in connection with the transaction described in G.F. ATCH-16-ATCG221999TC 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 30th day of August, 2022

Nathan Alan Pare

Registered Professional Land Surveyor



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1062, PG. 529, VOL. 1070, PG. 322, C.F. # 2006-102977, 2011-079691, 2011-088881, 2016037128, 2016037129, 2016037130, 2016039532, 2020153487, 2021010220, 2021018596, 2021157257, 2021157262, 2021157263
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY C.F. # 9215767

NOTE: According to the F.I.R.M. in Map No. 48339C0650G, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING
□ FENCE POST CORNER	⊕ FIRE HYDRANT
⊗ "x" FOUND / SET	▨ COVERED PORCH, DECK OR CARPORT
⊗ 5/8" ROD FOUND	— OES - OES OVERHEAD ELECTRIC SERVICE
▲ UNDERGROUND ELECTRIC	— OHP - OHP OVERHEAD POWER LINE
△ UNDERGROUND ELECTRIC POWER POLE	◆ POINT FOR CORNER
⊗ GRAVEL/ROCK ROAD OR DRIVE	▨ CONCRETE PAVING
	□ DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
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'	08/30/2022	2216320	SEE ABOVE	JCM

METES AND BOUNDS
ABRAHAM ROBERTS SURVEY, ABSTRACT NO. 32
MONTGOMERY COUNTY, TEXAS
DAN CIRCLE

NOTES:
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.