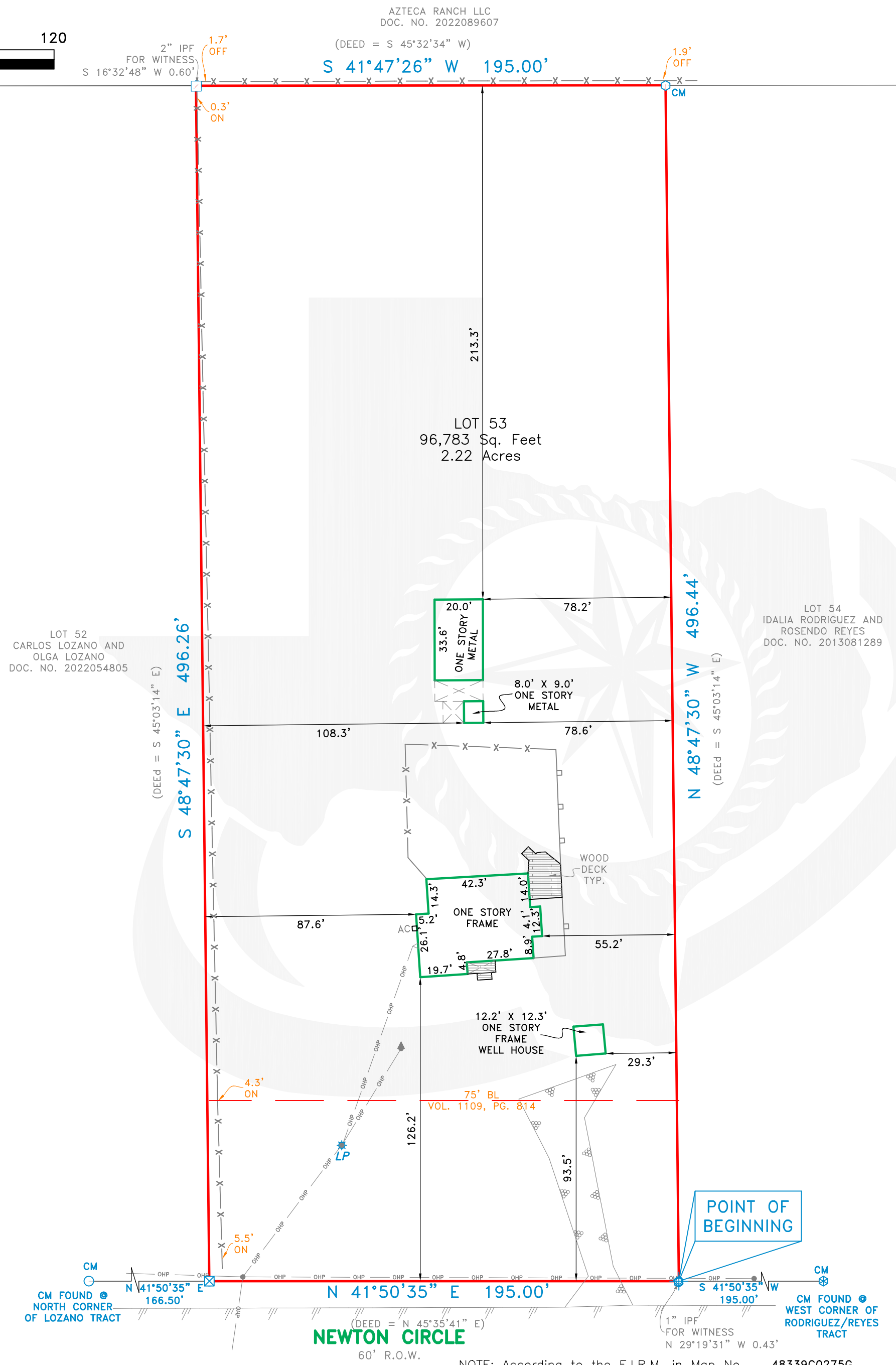
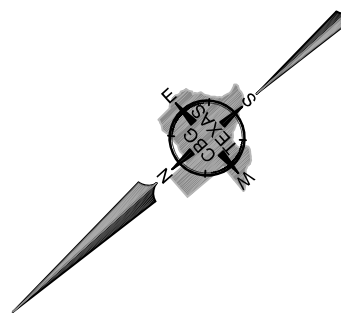


0 40 80 120



**11579 Newton Circle**

Being Lot 53 of Newton Acres Subdivision, an unrecorded Subdivision situated in the Orson Shaw Survey, Abstract No. 505, Montgomery County, Texas, same being that tract of land conveyed to Wilmington Savings Fund Society, FBS, as Trustee of the Stanwich Mortgage Loan Trust F C/O Carrington Mortgage Services LLC, by deed recorded in Document No. 2023002733, 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 being the North corner of that tract of land conveyed to Idalia Rodriguez and Rosendo Reyes, by deed recorded in Document No. 2013081289, Official Public Records of Montgomery County, Texas, and lying along the Southeast line of Newton Circle (60 foot right-of-way), from which a 1 inch iron pipe found bears North 29 degrees 19 minutes 31 seconds West, a distance of 0.43 feet for witness, and a 5/8 inch iron rod found bears South 41 degrees 50 minutes 35 seconds West, a distance of 195.00 feet, at the West corner of said Rodriguez/Reyes tract;

THENCE North 41 degrees 50 minutes 35 seconds East, along said Southeast line of Newton Circle, a distance of 195.00 feet to a 3/4 inch iron pipe found for corner, said corner being the West corner of that tract of land conveyed to Carlos Lozano and Olga Lozano, by deed recorded in Document No. 2022054805, Official Public Records of Montgomery County, Texas, from which a 1/2 inch iron rod found bears North 41 degrees 50 minutes 35 seconds East, a distance of 166.50 feet, at the North corner of said Lozano tract;

THENCE South 48 degrees 47 minutes 30 seconds East, along the Southwest line of said Lozano tract, a distance of 496.26 feet to a 2 inch iron pipe found for corner, said corner being the South corner of aforesaid Lozano tract, and lying along the Northwest line of Azteca Ranch LLC by deed recorded in Document Number 2022089607, Official Public Records of Montgomery County, Texas, from which a 2 inch iron pipe found bears South 16 degrees 32 minutes 48 seconds West, a distance of 0.60 feet for witness;

THENCE South 41 degrees 47 minutes 26 seconds West, along said Northwest line of said Azteca Ranch LLC, a distance of 195.00 feet to a 1 inch iron pipe found for corner, said corner being the East corner of aforementioned Rodriguez/Reyes tract;

THENCE North 48 degrees 47 minutes 30 seconds West, along the Northeast line of said Rodriguez/Reyes tract, a distance of 496.44 feet to the POINT OF BEGINNING and containing 96,783 square feet or 2.22 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Dana Taylor and First American Title Company, in connection with the transaction described in G.F. No. 101-10500413 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 11th day of July, 2023

*Nathan Alan Pare*  
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48339C0275G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.  
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: BOOK 1109, PAGE 814 (INSTRUMENT) 7900477

| REVISIONS |    |       |
|-----------|----|-------|
| DATE      | BY | NOTES |
|           |    |       |
|           |    |       |
|           |    |       |

| LEGEND |                                |
|--------|--------------------------------|
| ○      | CONTROLLING MONUMENT           |
| ○      | 1/2" IRON ROD FOUND            |
| ⊗      | 1/2" IRON ROD SET              |
| ○      | 1" IRON PIPE FOUND             |
| ⊗      | 2" IRON PIPE FOUND             |
| ⊗      | 3/4" PIPE FOUND                |
| ⊗      | 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                   |
| —      | OES                            |
| —      | OHP                            |
| —      | ASPHALT PAVING                 |
| —      | CHAIN LINK FENCE               |
| —      | WOOD FENCE                     |
| —      | 0.5" WIDE TYPICAL BARBED WIRE  |
| —      | IRON FENCE                     |
| —      | PIPE FENCE                     |
| —      | COVERED PORCH, DECK OR CARPORT |
| —      | OVERHEAD ELECTRIC SERVICE      |
| —      | OVERHEAD POWER LINE            |
| —      | CONCRETE PAVING                |
| —      | DOUBLE SIDED WOOD FENCE        |

**CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYOR

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Houston, TX 77073  
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Firm No. 10194280  
www.cbgtxllc.com

|          |            |         |           |       |
|----------|------------|---------|-----------|-------|
| SCALE    | DATE       | JOB NO. | G.F. NO.  | DRAWN |
| 1" = 40' | 07/11/2023 | 2310743 | SEE CERT. | MARIA |

**METES AND BOUNDS**

ORSON SHAW SURVEY, ABSTRACT NO. 505

MONTGOMERY COUNTY, TEXAS

11579 NEWTON CIRCLE