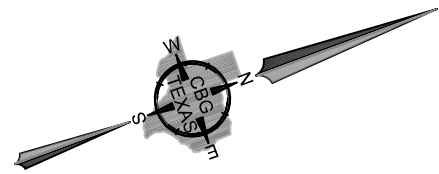
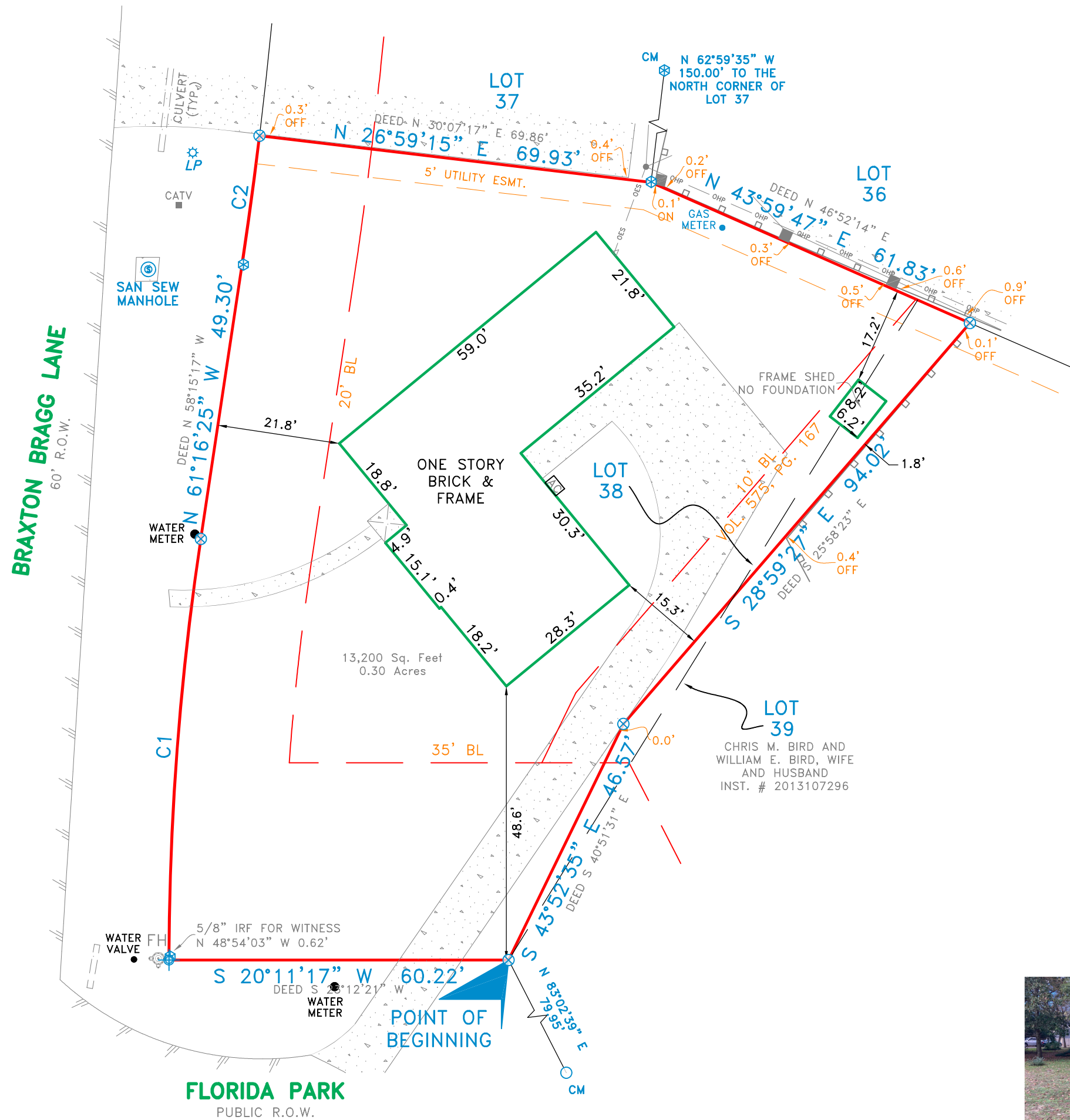


0 20 40 60



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	510.00'	8°25'32"	N 65°29'11" W	74.93'
C2	23.00'	820.00'	1°36'25"	N 62°04'34" W	23.00'



592 Florida Park

Being a portion of Lots 38 & 39, of River Plantation, Section 1, an addition to the Montgomery County, Texas, according to the plat thereof recorded in Volume 6, Page 51, of the Plat Records of Montgomery County, Texas, same being a tract of land conveyed to Rosalba Hernandez, an unmarried woman, and Anthony Joseph Wells, an unmarried man, by deed recorded in Document No. 2018034105, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of Lot 39, and being the South corner of a tract of land conveyed to Chris M. Bird and William E. Bird, wife and husband, by deed recorded in Instrument No. 2013107296, Official Public Records of Montgomery County, Texas, and being in the West line of Florida Park (a Public right-of-way), from which a 1/2 inch iron rod found for witness bears North 83 degrees 02 minutes 39 seconds East, a distance of 79.95 feet;

THENCE South 20 degrees 11 minutes 17 seconds West, along the West line of said Florida Park, a distance of 60.22 feet to a point for corner, said corner being in the North line of Braxton Bragg Lane (a 60 foot right-of-way), from which a 5/8 inch iron rod found for witness bears North 48 degrees 54 minutes 03 seconds West, a distance of 0.62 feet, being the beginning of a non-tangent curve turning to the right, with a radius of 510.00 feet, a delta angle of 08 degrees 25 minutes 32 seconds, a chord bearing of North 65 degrees 29 minutes 11 seconds West, and a chord length of 74.93 feet;

THENCE along said curve to the right, along the North line of said Braxton Bragg Lane, an arc length of 75.00 feet to a 1/2 iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 61 degrees 16 minutes 25 seconds West, along the North line of said Braxton Bragg Lane, a distance of 49.30 feet to a 5/8 inch iron rod found for corner, being the beginning of a tangent curve turning to the left, with a radius of 820.00 feet, a delta angle of 01 degree 36 minutes 25 seconds, a chord bearing of North 62 degrees 04 minutes 34 seconds West, and a chord length of 23.00 feet;

THENCE along said curve to the right, along the North line of Braxton Bragg Lane, an arc length of 23.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of Lot 37 of said addition;

THENCE North 26 degrees 59 minutes 15 seconds East, along the East line of said Lot 37, a distance of 69.93 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 37, and being the South corner of Lot 36 of said addition, from which a 5/8 inch iron rod found for witness bears North 62 degrees 59 minutes 35 seconds West, a distance of 150.00 feet to the North corner of said Lot 37;

THENCE North 43 degrees 59 minutes 47 seconds East, along the Southeast line of said Lot 36, a distance of 61.83 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of said Bird tract;

THENCE South 28 degrees 59 minutes 27 seconds East, along the Southwest line of said Bird tract, a distance of 94.02 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE South 43 degrees 51 minutes 44 seconds East, along the Southwest line of said Bird tract, a distance of 46.57 feet to the POINT OF BEGINNING and containing 13,200 square feet or 0.30 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Amanda Kubiak, Fairway Independent Mortgage Corporation and Homelight Settlement, in connection with the transaction described in G.F. TX-23-16736 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 22nd day of November, 2023

Nathan Allan Paire

 Registered Professional Land Surveyor



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

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 6, PG. 29, VOL. 6, PG. 51, VOL. 575, PG. 167, VOL. 575, PG. 541, VOL. 591, PG. 36, C.F. # 8655111, 9306251, 9706438, 9809730, 99052979, 99080760, 2000059171, 2006068963, 2006073655, 2011113002, 2011113003, 2011113004, 2011113005, 2011113006, 2013071551, 2014038984, 2015044975, 2018089008 and 2022117302

NOTE: According to the F.I.R.M. in Map No. 48339C0390G, 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 CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	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
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	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

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	11/22/23	2317740	SEE ABOVE	JCM

METES AND BOUNDS

RIVER PLANTATION, SECTION 1

MONTGOMERY COUNTY, TEXAS

592 FLORIDA PARK