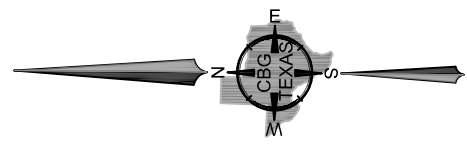


0 40 80 120



### 31614 Pin Oak Street

Being a tract of land situated in the John Scott Survey, Abstract No. 512, Montgomery County, Texas, same being a portion of that tract of land conveyed to John Sumner and Jeanette Rollo, by deed recorded in Document No. 2021146691, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

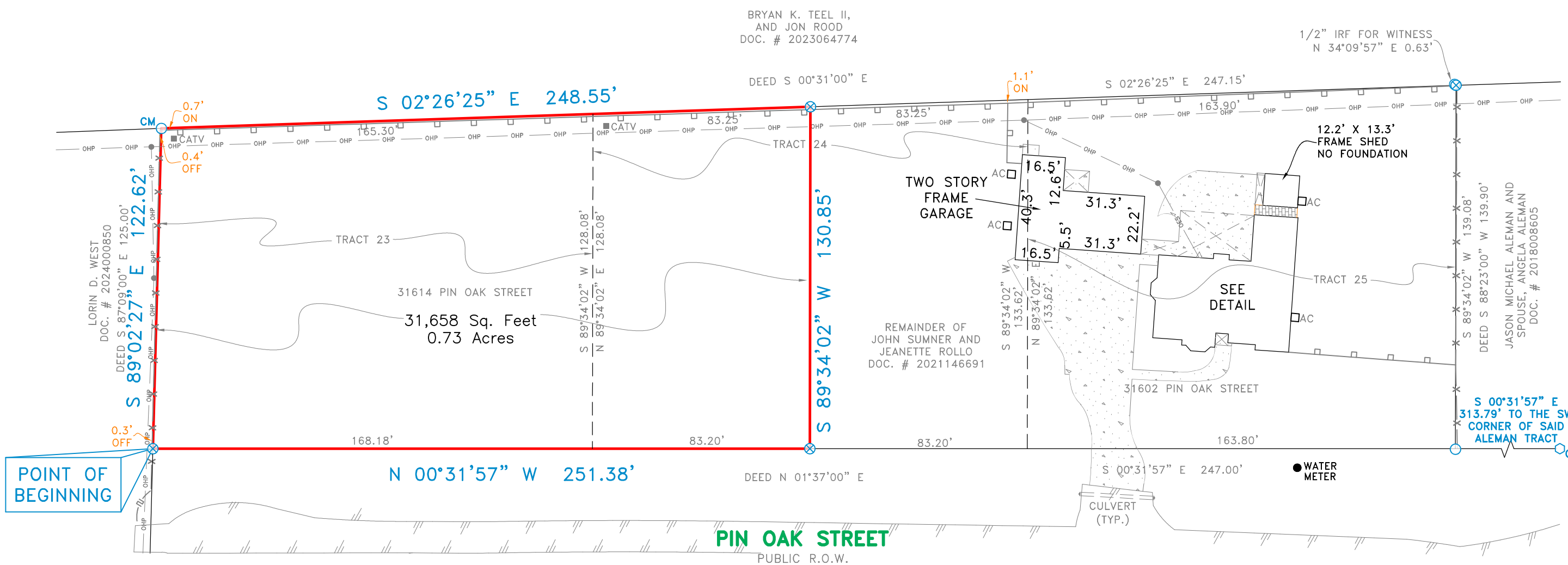
BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the South line of a tract of land conveyed to Lorin D. West, by deed recorded in Document No. 2024000850, Official Public Records of Montgomery County, Texas;

THENCE South 89 degrees 02 minutes 27 seconds East, along the South line of said West tract, a distance of 122.62 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said West tract, and being in the West line of a tract of land conveyed to Bryan K. Teel II, and Jon Rood, by deed recorded in Document No. 2023064774, Official Public Records of Montgomery County, Texas;

THENCE South 02 degrees 26 minutes 25 seconds East, along said West line of Teel/Rood tract, a distance of 248.55 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of the remainder of Sumner/Rollo tract;

THENCE South 89 degrees 34 minutes 02 seconds West, departing said West line of Teel/Rood tract, a distance of 130.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said remainder tract, and lying along the aforementioned East line of Pin Oak Drive;

THENCE North 00 degrees 31 minutes 57 seconds West, along said East line of Pin Oak Drive, a distance of 251.38 feet to the POINT OF BEGINNING and containing 31,658 square feet or 0.73 acres of land.



### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client 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 15th day of April, 2024

*Nathan Alan Pare*  
Registered Professional Land Surveyor



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

NOTE: According to the F.I.R.M. in Map No. 48339C0475G, 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.  
THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" 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
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	04/15/2024	2405258-01A	N/A	MARIA

## METES AND BOUNDS

JOHN SCOTT SURVEY, ABSTRACT NO. 512

MONTGOMERY COUNTY, TEXAS

31614 PIN OAK STREET