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- NOTES:
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.
  - PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 5, PAGE 459, VOLUME 530, PAGE 229, COUNTY CLERK'S FILE NO. 2024040335, COUNTY CLERK'S FILE NO. 2024076916, VOLUME 393, PAGE 390, VOLUME 411, PAGE 464
  - APPARENT ENCROACHMENT INTO/OVER PROPERTY LINE.
  - BENCHMARK REFERENCE: HARRIS COUNTY FLOODPLAIN RM NO. 100165R LOCATED AT THE NORTH BOUND FEEDER OF S.H. 249 AND SPRING CREEK INTERSECTION. ELEVATION: 162.51 ESTIMATED BFE FOR PROPERTY IS 162.0'

REVISIONS		
DATE	BY	NOTES
10/31/25	WRV	TOPO ERROR

LEGEND	
1/2" IRON ROD FOUND	POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
3/4" IRON PIPE FOUND	AIR CONDITIONING
MAG NAIL FOUND	FIRE HYDRANT
"X" FOUND / SET	COVERED PORCH/DECK OR CARPORT
5/8" ROD FOUND	OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
OVERHEAD ELECTRIC POWER POLE	CONCRETE PAVING
POINT FOR CORNER	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

<b>CBG</b> SURVEYING TEXAS LLC		1413 E. IH-30, Ste. 7 Garland, TX 75043 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbgtxllc.com	
SCALE	DATE	JOB NO.	G.F. NO.
1" = 50'	10/27/2025	2515914-1	SEE CERT.
DRAWN		MARIA	

METES AND BOUNDS

J. HOUSE SURVEY, ABSTRACT NUMBER 20

MONTGOMERY COUNTY, TEXAS

115 SENTINEL OAKS DRIVE

### 115 Sentinel Oaks Drive

#### TRACT 3:

All of that certain tract of land being 2.0695 acres (90,146 square feet) situated in the Joseph House Survey, Abstract No. 20, Montgomery County, Texas, and being a portion of Lots 7, 8, and 9 of Sentinel Oaks, a Subdivision in Montgomery County, Texas, according to the plat thereof, recorded in Volume 5, Page 549, Map Records, Montgomery County, Texas, same being that tract of land conveyed to Douglas Cueva and Karla Xiomara Molina Ponce, by deed recorded in Document No. 2025030545, 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 the North corner of that tract of land conveyed to Abby Investments LLLP, a Idaho limited liability limited partnership, by deed recorded in Document No. 2023096319, Official Public Records of Montgomery County, Texas, and lying along the Southeast line of Sentinel Oaks Drive (60 foot right-of-way);

THENCE North 27 degrees 41 minutes 31 seconds East, along the Southeast line of said Sentinel Oaks Drive, a distance of 24.47 feet to a 3/4 inch iron pipe found for corner, said corner being the beginning of a tangent curve turning to the right, with a radius of 448.34 feet, a delta angle of 22 degrees 42 minutes 58 seconds, a chord bearing of North 39 degrees 03 minutes 09 seconds East, and a chord length of 176.59 feet;

THENCE along said curve to the right, an arc length of 177.75 feet to a 1/2 iron rod found for corner, said corner being the West corner of that tract of land conveyed to Pater R. Hildreth and Sylvia L. Hildreth, by deed recorded in Document No. 2007-046608, Official Public Records of Montgomery County, Texas;

THENCE North 76 degrees 59 minutes 06 seconds East, along the South line of said Hildreth tract, a distance of 93.35 feet to an "X" cut found for corner, said corner lying along the Southwest line of State Highway 249 (variable width right-of-way);

THENCE South 26 degrees 04 minutes 41 seconds East, along the Southwest line of said State Highway 249, a distance of 281.17 feet to a 1/2 inch iron rod found for corner;

THENCE South 26 degrees 04 minutes 41 seconds East, along said Southwest line of State Highway 249, a distance of 201.37 feet to a 1/2 inch iron rod found for corner;

THENCE South 02 degrees 01 minute 44 seconds East, along the West line of State Highway 249, a distance of 23.31 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Douglas Cueva and Karla Xiomara Molina Ponce, a married couple, by deed recorded in Document No. 2025030545, Official Public Records of Montgomery County, Texas;

THENCE South 87 degrees 38 minutes 58 seconds West, along the North line of said Cueva/Ponce tract, a distance of 217.02 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Cueva/Ponce tract, and lying along the East line of that tract of land conveyed to Douglas Cueva, a married man, by deed recorded in Document No. 2024045316, Official Public Records of Montgomery County, Texas;

THENCE North 15 degrees 47 minutes 50 seconds East, along said East line of Cueva tract (2024045316), a distance of 38.40 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Cueva tract (2024045316), and being the Southeast corner of Abby Investments LLLP tract;

THENCE North 16 degrees 47 minutes 41 seconds West, along the East line of said Abby Investments LLLP tract, a distance of 201.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 71 degrees 01 minute 08 seconds West, along the Northeast line of said Abby Investments LLLP tract, a distance of 171.15 feet to the POINT OF BEGINNING and containing 90,146 square feet or 2.0695 acres of land.

#### TRACT 4:

An easement created and established by instrument recorded April 25, 2024, recorded in/under County Clerk's File No. 2024040335 of the Official Public Records of Montgomery County, Texas.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to NDP Real Estate Inc. and Stewart Title Company, in connection with the transaction described in G.F. No. 2733688 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 27th day of October, 2025

*Bryan Connally*  
Registered Professional Land Surveyor



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