

## 22552 Cuttler Road

Being a tract of land situated in the Finley McNaughton Survey, Abstract Number 392 in Montgomery County, Texas, same being that tract of land conveyed to BLS RE1 LLC, a Texas Limited Liability Company, by deed recorded in Document Number 2007-118767, Official Public Records, Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found for corner, said corner being a Southwest corner of said BLS RE1 tract and being a Northeast corner of that tract of land conveyed to Sidney Wayne Knight and wife, Chemene P. Clark-Knight, by deed recorded in Document Number 9127427, Official Public Records, Montgomery County, Texas;

THENCE the following three bearings and distances along the Northeast line of said Knight tract as follows:

THENCE North 56 degrees 58 minutes 02 seconds West, a distance of 41.58 feet to a fence post found for corner;

THENCE North 29 degrees 30 minutes 30 seconds West, a distance of 55.03 feet to a fence post found for corner;

THENCE North 05 degrees 02 minutes 44 seconds West, a distance of 95.57 feet to a point for corner, said corner being a Northeast corner of said Knight tract and being in the South line of Cuttler Road (public right-of-way), from which a 5/8 inch iron rod found bears North 14 degrees 06 minutes 12 seconds West, a distance of 1.88 feet for witness;

THENCE South 89 degrees 42 minutes 58 seconds East, along the said South line of Cuttler Road, a distance of 249.36 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Kurt Wehowsky and Ruth Wehowsky, husband and wife, Trustees for the Wehowsky Family Trust, by deed recorded in Document Number 98102102, Official Public Records, Montgomery County, Texas, from which a 1/2 inch iron rod found bears North 01 degrees 23 minutes 20 seconds West, a distance of 9.40 feet for witness;

THENCE South 01 degrees 23 minutes 02 seconds East, along the West line of said Wehowsky tract, a distance of 159.75 feet to a fence post found for corner;

THENCE South 88 degrees 29 minutes 27 seconds West, a distance of 182.91 feet to the POINT OF BEGINNING and containing 38,413 square feet or 0.88 acres of land.

## SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Capital Title Company in connection with the transaction described in GFR 17-330909-KW. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Julian R. Eddy; Capital Title Company and First National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 22552 Cuttler Road described in Instrument Number 2007-118767, and shown hereon; (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; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48339C0600G, with a date of 08/18/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Julian R. Eddy; Capital Title Company and First National Title are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

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.

Executed this 4th day of December, 2017.

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



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

NOTE: According to the F.J.R.M. in Map No. 48339C0600G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES
12/22/17	BG	ESMT. ADDED

CONTROLLING MONUMENT	LEGEND	ASPHALT PAVING
1/2" IRON ROD FOUND	POINT FOR CORNER	CHAIN LINK FENCE
1/2" IRON ROD SET	COLUMN	WOOD FENCE
1" IRON PIPE FOUND	AC - AIR CONDITIONING	0.5" WIDE TYPICAL BARBED WIRE
FENCE POST CORNER	FIRE HYDRANT	IRON FENCE
7" FOUND / SET	DES - DES	COVERED PORCH/DECK OR CARPORT
5/8" ROD FOUND	CIP - CIP	OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC		OVERHEAD POWER LINE
OVERHEAD ELECTRIC		CONCRETE PAVING
POWER POLE		DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE		

		12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbgsurveying.com
SCALE	DATE	JOB NO.
1" = 30'	12/4/17	1726141
		G.F. NO.
		SEE CERT.
		DRAWN
		BG

## TEXAS LAND TITLE SURVEY

FINLEY McNAUGHTON SURVEY, ABST. NO. 392

MONTGOMERY COUNTY, TEXAS

22552 CUTTLER ROAD



NOTES:  
BEARINGS ARE BASED UPON DEED RECORDED IN INST. NO. 2007-118767.  
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 216, PG. 630, VOL. 284, PG. 594, VOL. 707, PG. 459, VOL. 710, PG. 862, C.C. FILE NO. 8812649