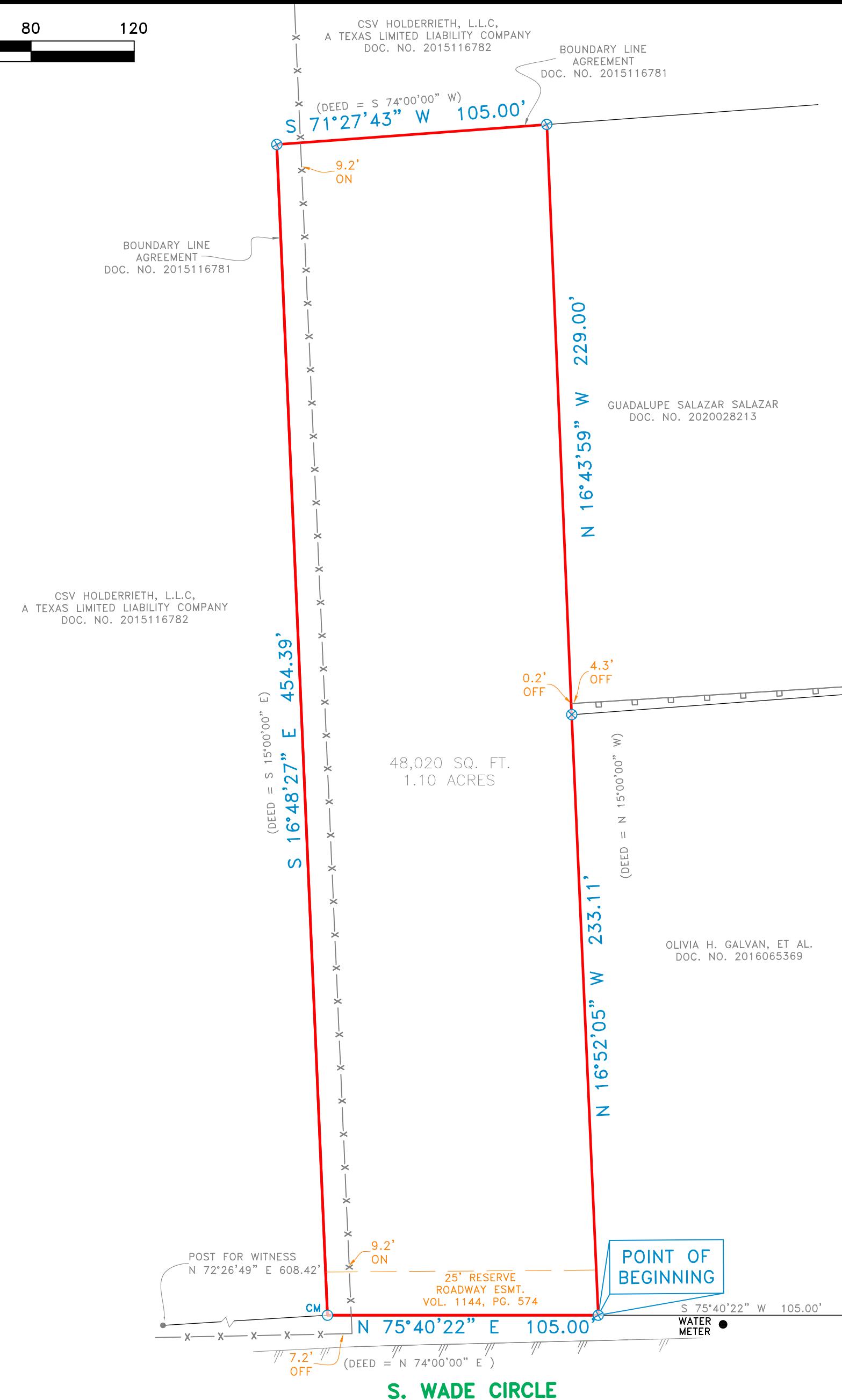


0 40 80 120



NOTES:
1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.

2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: COUNTY CLERKS FILE NO. 2015116781

3) BOUNDARY REVISED 9/22/21 TO REFLECT BOUNDARY LINE AGREEMENT FILED IN DOC. 2015116781

REVISIONS		
DATE	BY	NOTES
09/22/2021	MARIA	BOUNDARY

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ 2" IRON PIPE FOUND	AC - AIR CONDITIONING
○ POST PCT CORNER	● FIRE HYDRANT
⊗ MAG NAIL FOUND	△ COVERED PORCH, DECK OR CARPORT
⊗ 5/8" ROD FOUND	— OES — OES — OVERHEAD ELECTRIC SERVICE
▲ OVERHEAD ELECTRIC	— OHP — OHP — OVERHEAD POWER LINE
● POWER POLE	◆ CONCRETE PAVING
◆ GRAVEL/ROCK ROAD OR DRIVE	□ DOUBLE SIDED WOOD FENCE

CM CONTROLLING MONUMENT

1/2" IRON ROD SET

2" IRON PIPE FOUND

POST PCT CORNER

MAG NAIL FOUND

5/8" ROD FOUND

OVERHEAD ELECTRIC

POWER POLE

POINT FOR CORNER

GRAVEL/ROCK ROAD OR DRIVE

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

2309 S. Wade Circle

Being a tract of land situated in the L.M.H. Washington 640 Acre Survey, Abstract No. 636, Montgomery County, Texas, same being that tract of land conveyed to Jose W. Alvarez and Genoveva J. Alvarez, husband and wife, by deed recorded in Document No. 2012082255, 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 yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Olivia H. Galvan, et al. by deed recorded in Document No. 2016065369, Official Public Records of Montgomery County, Texas, and lying along the South line of S. Wade Circle (public right-of-way);

THENCE North 75 degrees 40 minutes 22 seconds East, along said South line of S. Wade Circle, a distance of 105.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to CVS Holderrieth, L.L.C., a Texas limited liability company, by deed recorded in Document No. 2015116782, Official Public Records of Montgomery County, Texas and being in the common line of that certain Boundary Line Agreement recorded in Document No. 2015116781, Official Public Records, Montgomery County, Texas;

THENCE South 16 degrees 48 minutes 27 seconds East, departing said South line of S. Wade Circle and along that called Boundary Line Agreement, a distance of 454.39 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being an inside "ell" corner of said CVS Holderrieth tract;

THENCE South 71 degrees 27 minutes 43 seconds West, along a North line of said CVS Holderrieth tract, a distance of 105.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Guadalupe Salazar Salazar, by deed recorded in Document No. 2020028213, Official Public Records of Montgomery County, Texas;

THENCE North 16 degrees 43 minutes 59 seconds West, along the East line of said Salazar tract, a distance of 229.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of aforesaid Salazar tract, and being the Southeast corner of aforementioned Galvan tract;

THENCE North 16 degrees 52 minutes 05 seconds West, along the East line of said Galvan tract, a distance of 233.11 feet to the POINT OF BEGINNING and containing 48,020 square feet or 1.10 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to J-P REI Solutions, LLC. and Metropolitan Title Company, in connection with the transaction described in G.F. No. 2103959 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 25th day of June, 2021

Bryan Connally

Bryan Connally,
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTE: According to the F.I.R.M. in Map No. 48339C03900, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



SCALE 1" = 40' DATE 06/25/2022 JOB NO. 2112907 G.F. NO. SEE CERT. DRAWN MARIA

METES AND BOUNDS

L.M.H. WASHINGTON SURVEY, ABSTRACT NO. 636

MONTGOMERY COUNTY, TEXAS

2309 S. WADE CIRCLE