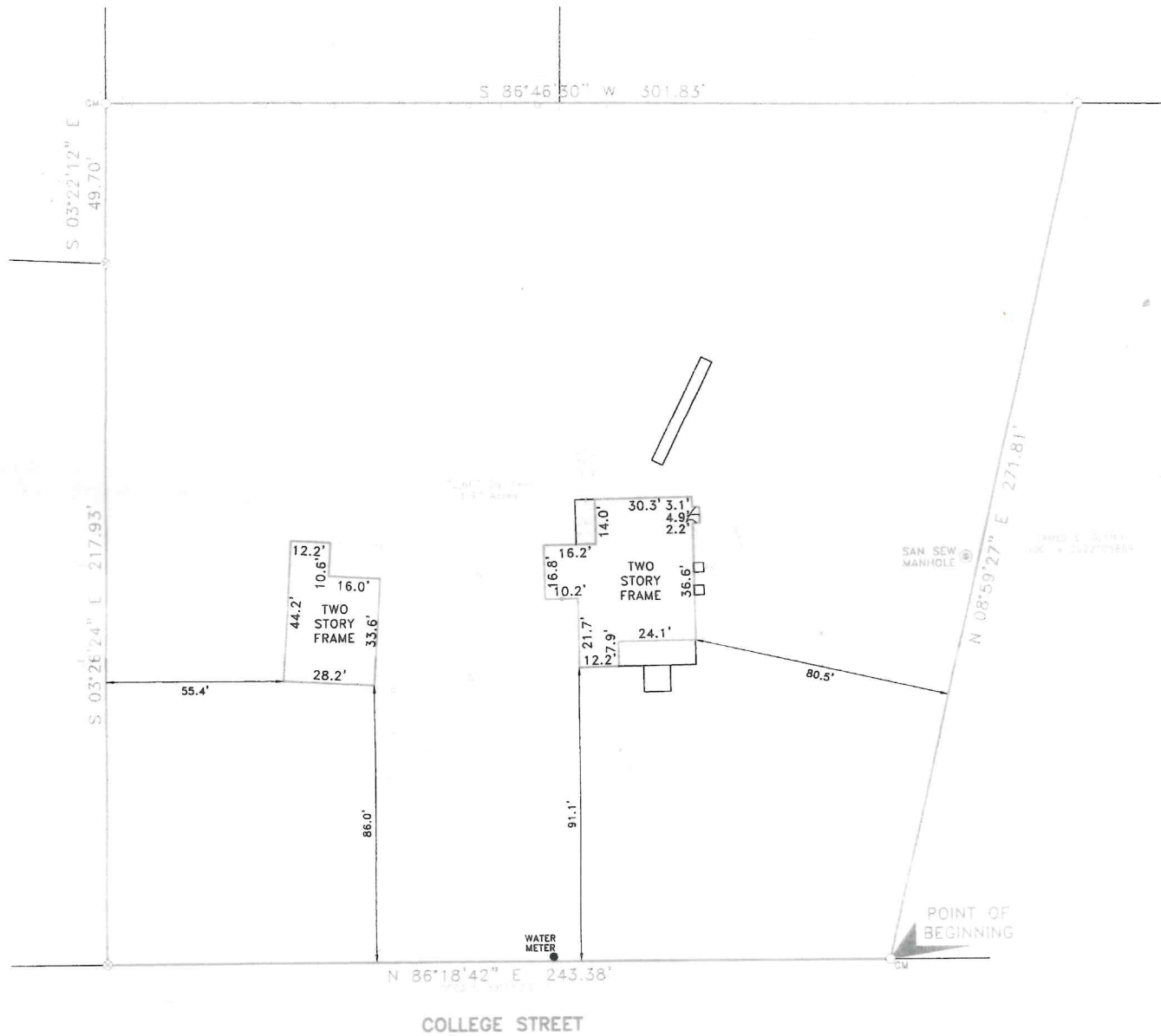


0 30 60 90



905 College Street

Being a tract of land situated in the Benjamin Rigby Survey, Abstract No. 31, Montgomery County, Texas, same being a remainder of a tract of land conveyed to Jerry A. Kullas, a married person not joined herein by spouse, called tract 1, by deed recorded in Instrument No. 2001-037308, Official Public Records of Montgomery County, Texas, and being a tract of land conveyed to Jerry A. Kullas, a married person not joined herein by spouse, called tract 2, by deed recorded in Instrument No. 2001-037308, 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 found for corner, said corner being the Northeast corner of a tract of land conveyed to James E. Glynn, by deed recorded in Document No. 2022105869, Official Public Records of Montgomery County, Texas, and being in the South line of College Street (a Public right-of-way);

THENCE North 86 degrees 18 minutes 42 seconds East, along the South line of said College Street, a distance of 243.38 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Stephanie Deanne Matchett, by deed recorded in Document No. 2020092007, Official Public Records of Montgomery County, Texas;

THENCE South 03 degrees 26 minutes 24 seconds East, along the West line of said Matchett tract, a distance of 217.93 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Matchett tract, and being the Northwest corner of a tract of land conveyed to Christian C. Cheatham, called tract 2, by deed recorded in Document No. 2022082880, Official Public Records of Montgomery County, Texas;

THENCE South 03 degrees 22 minutes 12 seconds East, along the West line of said Cheatham tract, a distance of 49.70 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Bonnie E. Richmond, a married woman, by deed recorded in Instrument No. 2001-053166, Official Public Records of Montgomery County, Texas;

THENCE South 86 degrees 46 minutes 30 seconds West, along the North line of said Richmond tract, a distance of 301.83 feet to a 1/2 inch iron rod found for corner, said corner being in the North line of West Side at the Park, Section 1, an addition to Montgomery County, Texas, according to the plat thereof recorded in Cabinet Z, Sheet 2937, of the Plat Records of Montgomery County, Texas, and being the Southeast corner of said Glynn tract;

THENCE North 08 degrees 59 minutes 27 seconds East, along the East line of said Glynn tract, a distance of 271.81 feet to the POINT OF BEGINNING and containing 72,667 square feet or 1.67 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Security National Mortgage Company and Fidelity National Title, in connection with the transaction described in G.F. FTH-30-FAH23010048J 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.

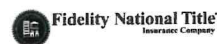
Executed this 10th day of October, 2023

Nathan Alan 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. Z, PG. 345, VOL. 954, PG. 354. EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY. C.F. # 8222556



NOTE: According to the F.I.R.M. in Map No. 48339C0200G, 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
●	POWER POLE
▲	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	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

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 Firm No. 10194280
 www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	10/10/23	2315462	SEE CERT.	JCM

METES AND BOUNDS
 BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31
 MONTGOMERY COUNTY, TEXAS
 905 COLLEGE STREET