

0 60 120 180

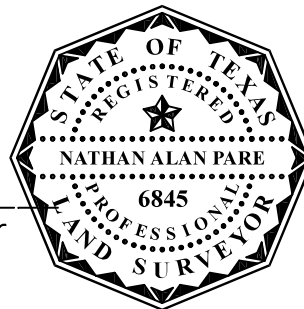


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Guillermo Madrazo Yris, Maria Consuelo Dominguez, and Homelight Settlement, in connection with the transaction described in G.F. No. TX-22-7212 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 9th day of June, 2022

Registered Professional Land Surveyor



Farm to Market Road 2354

Being a tract of land situated in the J.L. Hill Survey, Abstract No. 106, Chambers County, Texas, same being that tract of land conveyed to Darrell A. Griffin, M.D., and wife, M. Gayle Norris a life estate during their life with the remainder interest to Grantor after the death of both Grantees, by deed recorded in Volume 999, Page 689, Deed Records of Chambers County, Texas, and being more particularly described by metes and bounds as follows:

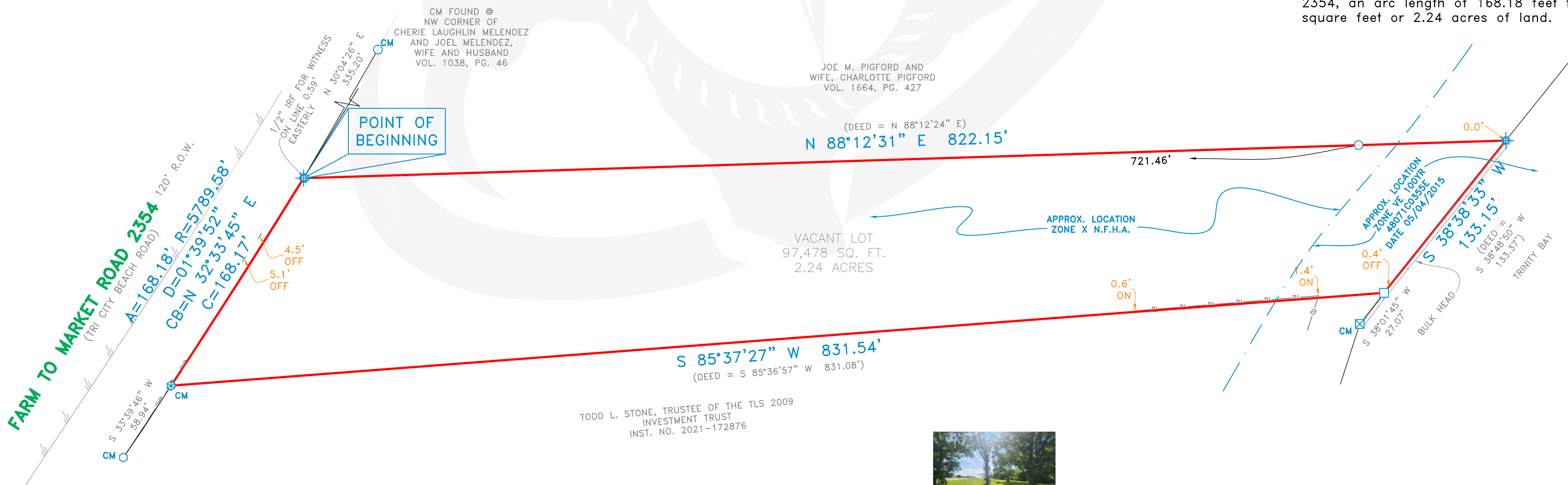
BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Joe M. Pigford and wife, Charlotte Pigford, by deed recorded in Volume 1664, Page 427, Deed Records of Chambers County, Texas, and lying along the Southeast line of Farm to Market Road 2354 (120 foot right-of-way), from which a 1/2 inch iron rod found bears on line, in an Easterly direction, a distance of 0.59 feet for witness, and a 1/2 inch iron rod found bears North 30 degrees 04 minutes 26 seconds East, a distance of 335.20 feet, at the Northwest corner of that tract of land conveyed to Cherie Laughlin Melendez and Joel Melendez, wife and husband, by deed recorded in Volume 1038, Page 46, Deed Records of Chambers County, Texas, and being held as a controlling monument;

THENCE North 88 degrees 12 minutes 31 seconds East, along the South line of said Pigford tract, passing at a distance of 721.46 feet to a 1/2 inch iron rod found on line for reference, and continuing a total distance of 822.15 feet to a point for corner, said corner being the Southeast corner of said Pigford tract, and lying along the West line of Trinity Bay;

THENCE South 38 degrees 38 minutes 33 seconds West, along said West line of Trinity Bay, a distance of 133.15 feet to a post found for corner, said corner being the Northeast corner of that tract of land conveyed to Todd L. Stone, Trustee of the TLS 2009 Investment Trust, by deed recorded in Instrument No. 2021-172876, Official Public Records of Chambers County, Texas, from which a mag nail found bears South 38 degrees 01 minute 45 seconds West, a distance of 27.07 feet for witness, and being held as a controlling monument;

THENCE South 85 degrees 37 minutes 27 seconds West, along the North line of said Stone tract, a distance of 831.54 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Stone tract, and lying along the aforementioned Southeast line of Farm to Market Road 2354, from which a 1/2 inch iron pipe found bears South 33 degrees 39 minutes 46 seconds West, a distance of 58.94 feet, and being held as a controlling monument, and being the beginning of a non-tangent curve turning to the left, with a radius of 5789.58 feet, a delta angle of 01 degree 39 minutes 52 seconds, a chord bearing of North 32 degrees 33 minutes 45 seconds East, and a chord length of 168.17 feet;

THENCE along said curve to the left, along said Southeast line of Farm to Market Road 2354, an arc length of 168.18 feet to the POINT OF BEGINNING and containing 97,478 square feet or 2.24 acres of land.



NOTE: According to the F.I.R.M. in Map No. 48071C0355E, this property does lie in Zone VE and DOES lie within the 100 year flood zone. Except as shown.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

- NOTES:
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
 - PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 807, PAGE 466, VOLUME 181, PAGE 278, VOLUME 181, PAGE 281
 - EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 739, PAGE 561

REVISIONS		
DATE	BY	NOTES
06/17/2022	MARIA	CERT.

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1/2" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	MAG NAIL FOUND
⊗	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	COVERED PORCH, DECK OR CARPORT
— OHP — OHP	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
— OHP — OHP	CONCRETE PAVING
— OHP — OHP	DOUBLE SIDED WOOD FENCE
— OHP — OHP	ASPHALT PAVING
— OHP — OHP	CHAIN LINK FENCE
— OHP — OHP	WOOD FENCE
— OHP — OHP	0.5" WIDE TYPICAL BARBED WIRE
— OHP — OHP	IRON FENCE
— OHP — OHP	PIPE FENCE

		419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 281.443.9288 P 281.443.9224 Firm No. 10194280 www.cbgtxtllc.com	
SCALE	DATE	JOB NO.	G.F. NO.
1" = 60'	06/09/2022	2210701	SEE CERT.
DRAWN		MARIA	

METES AND BOUNDS	
J.L. HILL SURVEY, ABSTRACT NO. 106	
CHAMBERS COUNTY, TEXAS	
FARM TO MARKET ROAD 2354	