



JOHN T. VINCE
SURVEY
ABSTRACT 41

LOT 1-B
KWR PROPERTIES LLC SERIES I
C.F. NO. 2014036684
O.P.R.M.C.

LOT 1

 WATER WELL

CRESTWOOD FARMS
VOL. 5, PG. 353
M.R.M.C.

LOT 2

GULF STATES UTILITIES CO
(NO RECORD FOUND)

VICK FAMILY TRUST
C.F. NO. 2000072005
O.P.R.M.C.

R. G. HAMLET
SURVEY
ABSTRACT 281

JOSE R. ALVARADO
& DINORA ALVARADO
C.F. NO. 2008087881
O.P.R.M.C.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNDER KEITH W. ROBERTSON, RECORDED IN COUNTY CLERK'S FILE NO. 199746265 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B), AND THE HORIZONTAL CONTROL.

2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR'S RECORD NO. 199746265, AND THE RECORDING OFFICE. THE SURVEYOR'S RECORD NO. 199746265 IS THE SAME AS THE SURVEY CERTIFICATE NO. 199746265. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY; IT IS NOT A GUARANTEE OF THE ACCURACY OF THE BEARINGS OR DISTANCES OR OF THE CORRECTNESS OF THE CALCULATIONS.

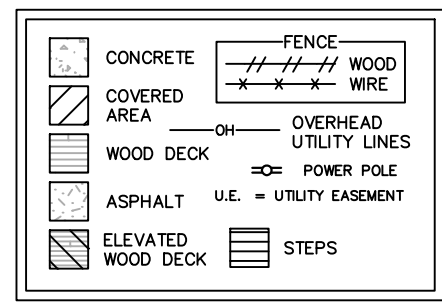
3. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE IN FEET OR DECIMALS THEREOF.

5. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE D OF THE PLAT COMMITMENT ISSUED ON 05-29-23, UNDER COUNTY CLERK'S FILE NO. 2020147-1043.

6. UNIDENTIFIED EASEMENT ALONG FRONT PROPERTY LINE PER RECORDED PLAT. (PLAT IS ILLEGIBLE).

LEGEND



	TITLE COMPANY:  First American Title	
G.F. #	2816147-HO43	ISSUE DATE: 05-29-23
836-494-0990		

LEGAL DESCRIPTION A TRACT OF LAND CONTAINING 2.0039 ACRES (87,290 SQUARE FEET) SITUATED IN THE JOHN T. VINCE SURVEY, TRACT #1, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYORS CERTIFICATE:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE FACTS FOUND ON THE GROUND REGARDING THE PLACES OF THE SURVEY, THE CORNER MARKS, THE ADJACENT SURROUNDING LANDS, AND THE ADJACENT SURROUNDING OWNERS, WITH THE CURRENT TEXAS SOCIETY OF SURVEYORS' RECORDS, THE RECORDS OF THE MONTGOMERY COUNTY CLERK, THE RECORDS OF THE MONTGOMERY COUNTY TAX OFFICE, THE RECORDS OF THE MONTGOMERY COUNTY COMMISSIONER OF PUBLIC SAFETY, AND THE RECORDS OF THE MONTGOMERY COUNTY COMMISSIONER OF PUBLIC SAFETY.

[Signature]
 JENNIFER L. DALY
 REG.# 4146

[Signature]
 ANTHONY R. CADZOW
 REG.# 4146

CLIENT: LAURA E. DALY AND ANTHONY R. CADZOW
 ADDRESS: 1693 MONKAW DRIVE
 HOUSTON, TEXAS 77058
 www.survey1inc.com
 www.survey1inc.com

Survey 1, Inc.
 Your Land Survey Company
 7111m Registration No. 100758-08
 P.O. Box 2541 | Afton, TX 77512 | (281) 395-1361

FIELD BOOK	M/W	TECH	SF
DATE:		FINAL CHECK	
DRATE:	06-13-23		
JOBS:	6-124371-23		

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.0039 ACRES (87,290 SQUARE FEET) SITUATED
IN THE JOHN T. VINCE SURVEY, ABSTRACT 41
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 2.0039 acres (87,290 square feet), situated in the John T. Vince Survey, Abstract 41, Montgomery County, Texas, being all of a tract of land conveyed unto Keith W. Robertson by deed as recorded under County Clerk's File No. 199706265 of the Official Public Records of Montgomery County, Texas, being known as Lot 1-A, out of Lot 1, of Crestwood Farms, a subdivision in Montgomery County, Texas, according to the map or plat thereof as recorded in Volume 5, Page 353, of the Map Records of Montgomery County, Texas. Said 2.0039-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod for the southwest corner of Lot 2 and the southeast corner of said Lot 1 and said tract herein described;

THENCE North 89°41'50" West, at 407.46 feet passing a set "mag nail" in asphalt and being in the east right-of-way line of Mohawk Road (60.00 feet wide) and continue for a total distance of 467.46 feet to a point in the west line of said Mohawk Road for the southwest corner of said tract herein described;

THENCE North 00°35'15" East, along the west line of said Mohawk Road, a distance of 186.96 feet to the northwest corner of said tract herein described;

THENCE South 89°41'50" East, at 60.00 feet passing a found 1/2-inch iron rod in the east right-of-way line of said Mohawk Road, and continue for a total distance of 466.34 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the east line of said Lot 1 and the west line of said Lot 2 for the northeast corner of said tract herein described;

THENCE South 00°14'30" West, along said common lines, a distance of 186.96 feet to the POINT OF BEGINNING and containing 2.0039 acres (87,290 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 13, 2023, job number 6-124371-23.

