

LINE	BEARING	DISTANCE
L1	S 16°50'10" E	13.95'



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, in connection with the transaction described in G.F. No. SCE250003764 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 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 17th day of September, 2025

Bryan Connally
Registered Professional Land Surveyor



179 Mill Street

TRACT 1:

Being a tract of land situated in the G.W. Lonis Survey, Abstract No. 313, Montgomery County, Texas, same being that tract of land conveyed to Ohm Springs Inc (Tract 1), by deed recorded in Instrument No. 2025085292, 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 South corner of Tract 2 and West corner of Tract 1 of said Ohm Springs tract, and lying along the Northeast line of Mill Street (40 foot right-of-way);

THENCE North 71 degrees 42 minutes 44 seconds East, departing said Northeast line of Mill Street, passing at a distance of 106.00 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of the remainder of that tract of land conveyed to J.S. Hunt Lumber Company (Tract 1), by deed recorded in Volume 197, Page 236, Deed Records of Montgomery County, Texas, and continuing a total distance of 135.75 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said remainder of J.S. Hunt Lumber Company tract (Tract 1), and lying along the Southwest line of that tract of land conveyed to Angela D. Sorto, by deed recorded in Document No. 2016108149, Official Public Records of Montgomery County, Texas;

THENCE South 17 degrees 18 minutes 33 seconds East, along said Southwest line of Sorto tract, a distance of 45.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of that tract of land conveyed to Thomas King, by deed recorded in Volume 957, Page 229, Deed Records of Montgomery County, Texas;

THENCE South 71 degrees 39 minutes 00 seconds West, along the Northwest line of said King tract, a distance of 59.26 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 16 degrees 50 minutes 10 seconds East, along the Southwest line of said King tract, a distance of 13.95 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of said Ohm Springs tract (Tract 3);

THENCE South 71 degrees 42 minutes 44 seconds West, along the Northwest line of said Ohm Springs tract (Tract 3), a distance of 77.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of said Ohm Springs tract (Tract 3), and lying along the aforementioned Northeast line of Mill Street;

THENCE North 16 degrees 42 minutes 23 seconds West, along said Northeast line of Mill Street, a distance of 59.63 feet to the POINT OF BEGINNING and containing 7,282 square feet or 0.17 acres of land.

TRACT 2:

Being a tract of land situated in the G.W. Lonis Survey, Abstract No. 313, Montgomery County, Texas, same being that tract of land conveyed to Ohm Springs Inc (Tract 2), by deed recorded in Instrument No. 2025085292, 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 South corner of Tract 2 and West corner of Tract 1 of said Ohm Springs tract, and lying along the Northeast line of Mill Street (40 foot right-of-way);

THENCE North 16 degrees 42 minutes 23 seconds West, along said Northeast line of Mill Street, a distance of 50.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, from which a 1/2 inch iron rod found bears North 16 degrees 43 minutes 03 seconds West, a distance of 262.34 feet, at the West corner of that tract of land conveyed to Joseph Thibodeaux, by deed recorded in Document No. 9834772, Official Public Records of Montgomery County, Texas;

THENCE North 71 degrees 42 minutes 44 seconds East, departing said Northeast line of Mill Street, a distance of 106.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Southwest line of the remainder of that tract of land conveyed to J.S. Hunt Lumber Company (Tract 1), by deed recorded in Volume 197, Page 236, Deed Records of Montgomery County, Texas;

THENCE South 16 degrees 42 minutes 26 seconds East, along said Southwest line of the remainder of J.S. Hunt Lumber Company tract (Tract 1), a distance of 50.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said J.S. Hunt Lumber Company tract (Tract 1), and lying along the Northwest line of Ohm Springs tract (Tract 1), from which a 60d nail found bears North 10 degrees 51 minutes 47 seconds West, a distance of 2.06 feet for witness;

THENCE South 71 degrees 42 minutes 44 seconds West, along said Northwest line of Ohm Springs tract (Tract 1), a distance of 106.00 feet to the POINT OF BEGINNING and containing 5,300 square feet or 0.12 acres of land.

TRACT 3:

Being a tract of land situated in the G.W. Lonis Survey, Abstract No. 313, Montgomery County, Texas, same being that tract of land conveyed to Ohm Springs Inc (Tract 3), by deed recorded in Instrument No. 2025085292, 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 lying in the intersection of the Northeast line of Mill Street (40 foot right-of-way) and the Northwest line of FM 1097 (public right-of-way);

THENCE North 16 degrees 42 minutes 23 seconds West, along said Northeast line of Mill Street, a distance of 75.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of Ohm Springs tract (Tract 1);

THENCE North 71 degrees 42 minutes 44 seconds East, along the Southeast line of said Ohm Springs tract (Tract 1), a distance of 77.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Ohm Springs tract (Tract 1), and lying along the Southwest line of that tract of land conveyed to Thomas King, by deed recorded in Volume 957, Page 229, Deed Records of Montgomery County, Texas;

THENCE South 16 degrees 50 minutes 10 seconds East, along said Southwest line of King tract, a distance of 75.38 feet to a 1/2 inch iron pipe found for corner, said corner being the South corner of said King tract, and lying along the aforementioned Northwest line of FM 1097, from which a 1/2 inch iron pipe found bears North 71 degrees 43 minutes 24 seconds East, a distance of 60.00 feet, at the East corner of said King tract;

THENCE South 71 degrees 43 minutes 24 seconds West, along said Northwest line of FM 1097, a distance of 77.17 feet to the POINT OF BEGINNING and containing 5,808 square feet or 0.13 acres of land.

NOTE: According to the F.I.R.M. in Map No. 48339C0240G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

NOTE: THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES. CBG RECOMMENDS CLIENT CONTACT THIBODEAUX TRACT OWNERS TO RESOLVE THE OVERLAP AREA IN QUESTION.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES
10/17/2025	MARIA	TITLE

CONTROLLING MONUMENT		LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	— ASPHALT PAVING	— CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	■ COLUMN	— WOOD FENCE	— 0.5" WIDE TYPICAL BARBED WIRE
○ 1/2" IRON PIPE FOUND	AC - AIR CONDITIONING	— IRON FENCE	— PIPE FENCE
□ 60d NAIL FOUND	⊙ FIRE HYDRANT	— COVERED PORCH, DECK OR CARPORT	— OVERHEAD ELECTRIC SERVICE
⊗ 2" IRON ROD FOUND	— OES - OHP	— OVERHEAD POWER LINE	— CONCRETE PAVING
⊗ 5/8" ROD FOUND	— OHP - OHP	— DOUBLE SIDED WOOD FENCE	—
▲ UNDERGROUND ELECTRIC	◆ POINT FOR CORNER	—	—
△ OVERHEAD ELECTRIC	—	—	—
● POWER POLE	—	—	—
⊗ GRVEL/ROCK ROAD OR DRIVE	—	—	—

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	09/17/2025	2514745	SEE CERT.	MARIA

METES AND BOUNDS

G. W. LONIS SURVEY, ABSTRACT NO. 313

MONTGOMERY COUNTY, TEXAS

179 MILL STREET