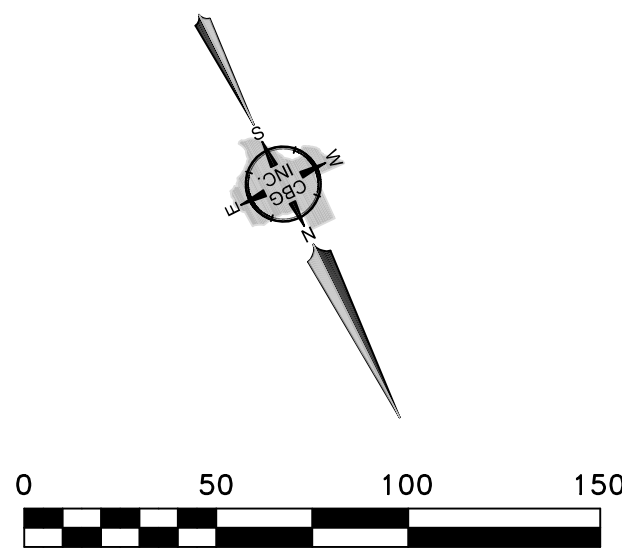
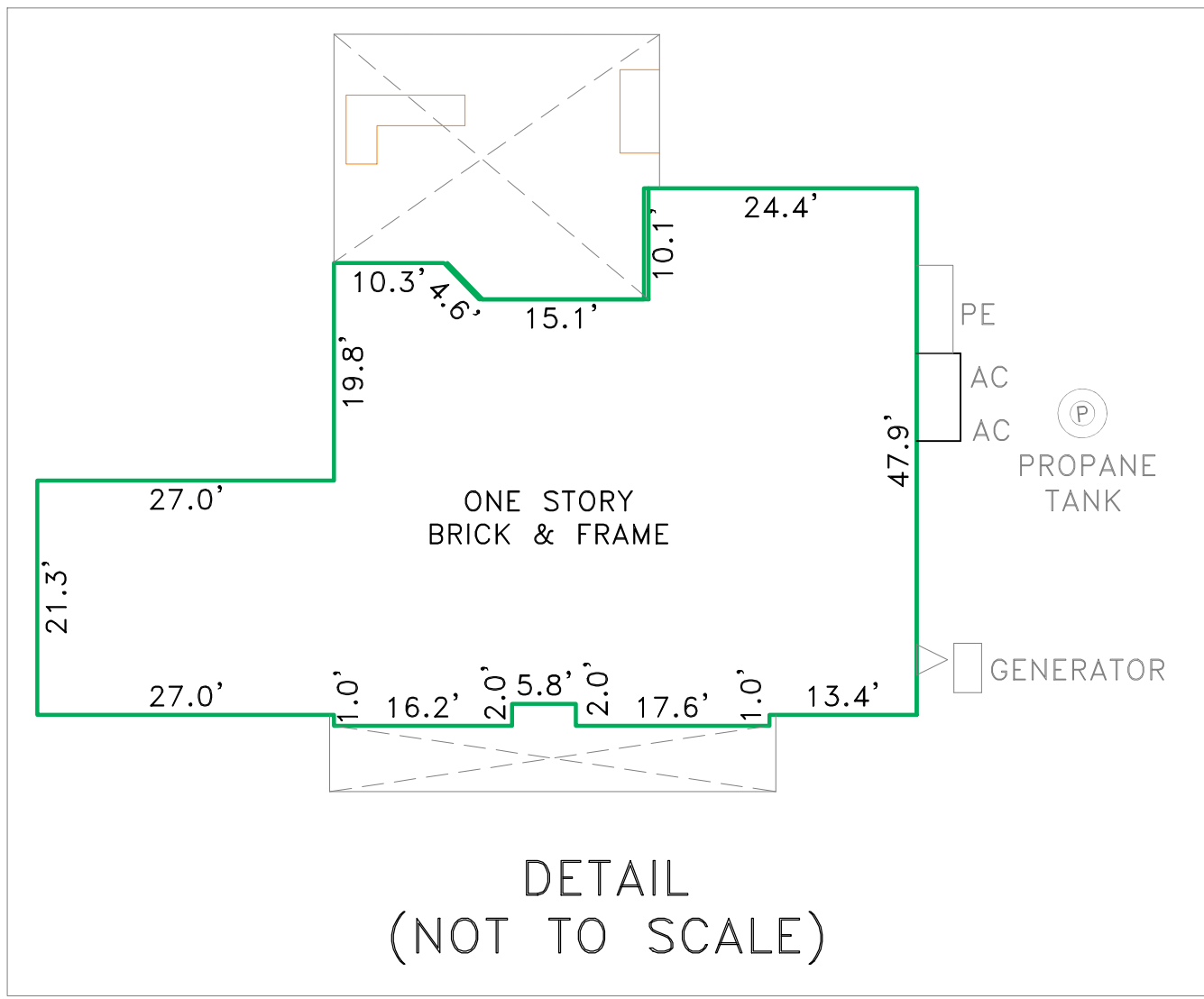
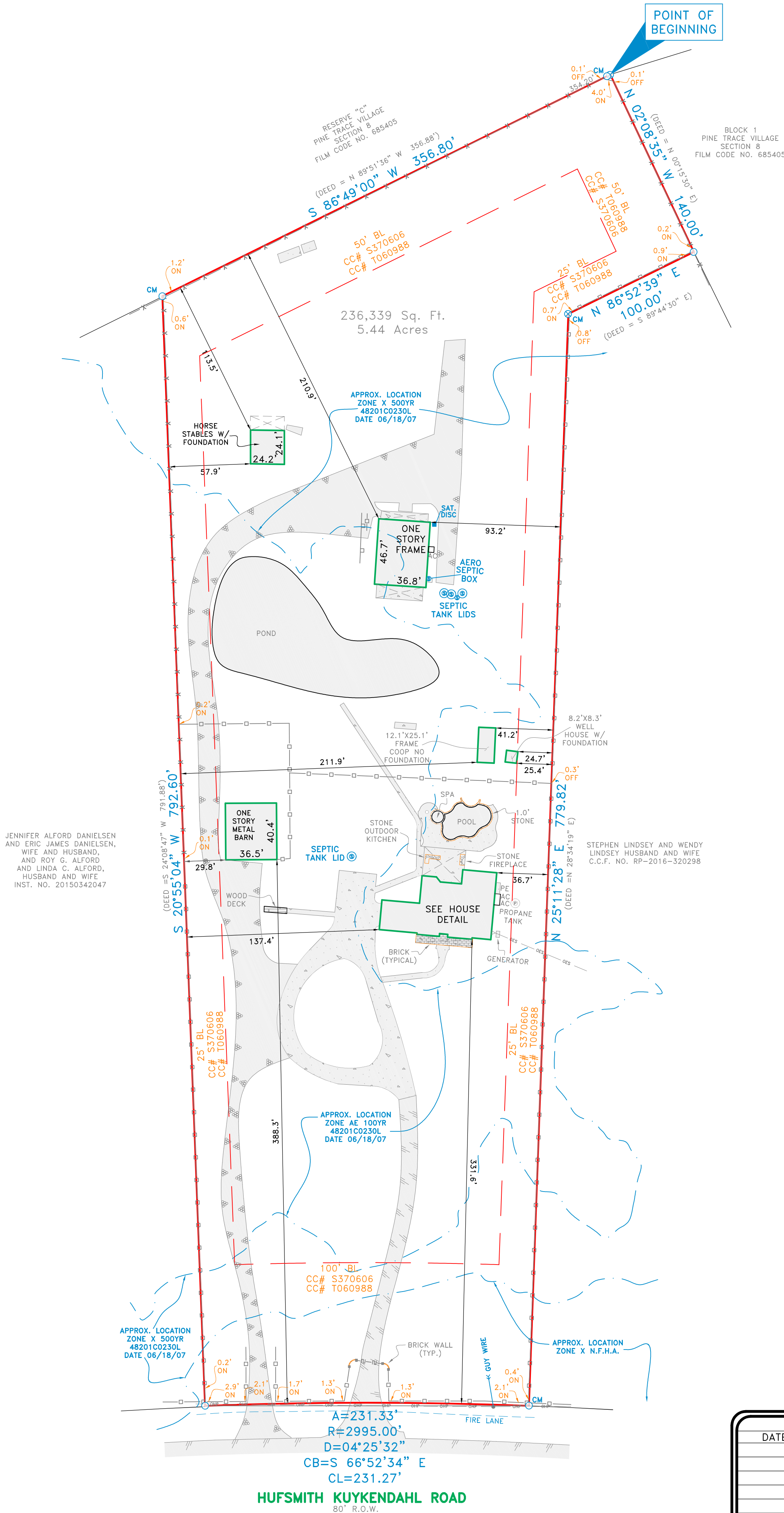




9915 Hufsmith Kuykendahl Road

Being a tract of land situated in the James Coulter Survey, Abstract No. 214, Harris County, Texas, same being that tract of land conveyed to Roger Creager, a single man, by deed recorded in Instrument Number RP-2017-153499, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the North line of that tract of land called Reserve "C" in Pine Trace Village, an Addition to the City of Tomball, Harris County, Texas, according to the Plat thereof recorded in Film Code No. 685405, Official Public Records of Harris County, Texas, and being the Southeast corner of Block 1 of said Pine Terrace Village;

THENCE North 02 degrees 08 minutes 35 seconds West, along the Easterly line of said Block 1 of Pine Trace Village, a distance of 140.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Stephen Lindsey and Wendy Lindsey, husband and wife, by deed recorded in County Clerk's File No. RP-2016-320298, Official Public Records of Harris County, Texas;

THENCE South 86 degrees 52 minutes 39 seconds East, along the South line of said Lindsey tract, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Southeast corner of said Lindsey tract;

THENCE North 25 degrees 11 minutes 28 seconds East, along the Southeast line of said Lindsey tract, a distance of 779.82 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Lindsey tract, and lying in the Southwest line of Hufsmith Kuykendahl Road (80 foot R.O.W.), and being the beginning of a curve to the left, with a radius of 2995.00 feet, a delta angle of 04 degrees 25 minutes 32 seconds, a chord bearing of South 66 degrees 52 minutes 34 seconds East, and a chord length of 231.27 feet;

THENCE along said curve to the left, along the Southwest line of said Hufsmith Kuykendahl Road, an arc length of 231.33 feet to a 1/2 iron rod found for corner, said corner being the North corner of that tract of land conveyed to Jennifer Alford Danielsen and Eric James Danielsen, wife and husband, and Roy G. Alford and Linda C. Alford, husband and wife, by deed recorded in Instrument Number 20150342047, Official Public Records of Harris County, Texas;

THENCE South 20 degrees 55 minutes 04 seconds West, along the Northwest line of said Danielsen/Alford tract, a distance of 792.60 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Danielsen/Alford tract, and lying along the North line of said Reserve "C" in Pine Trace Village;

THENCE North 86 degrees 49 minutes 00 seconds West, along a Northerly line of said Pine Trace Village, a distance of 356.80 feet to the POINT OF BEGINNING and containing 236,339 square feet or 5.44 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Roger Creager, and First Priority Title, in connection with the transaction described in G.F. No. 261280-KCP 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 3rd day of September, 2026

Bryan Connolly
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48201C0230L, this property does lie in Zone AE and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN. LOMR 19-06-2834P eff. 06/08/2021

ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	C COLUMN
1/2" IRON ROD SET	AC AIR CONDITIONING
1" IRON PIPE FOUND	FH FIRE HYDRANT
5/8" ROD FOUND	DES DES
FENCE POST CORNER	DES DES
"X" FOUND / SET	CHP CHP
UNDERGROUND ELECTRIC	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
POINT FOR CORNER	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	



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Firm No. 10168900
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	09/03/2026	31127	SEE CERT.	KAD

METES & BOUNDS SURVEY

JAMES COULTER SURVEY, ABS. NO. 214

CITY OF TOMBALL, HARRIS COUNTY, TEXAS

9915 HUFSMITH KUYKENDAHL ROAD

NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN COUNTY CLERK'S FILE NO(S). S370606; T060988, E106618; VOL. 213, PG. 408; VOL. 5687, PG. 447(B071082); VOL. 6001, PG. 418(C126428); VOL. 1632, PG. 26; VOL. 2021, PG. 220; VOL. 2084, PG. 127; VOL. 1670, PG. 74; VOL. 5939, PG. 246; VOL. 2287, PG. 51; VOL. 6002, PG. 385(C126862); VOL. 6705, PG. 214;

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 6705, PG. 211(C472554); COUNTY CLERK'S FILE NO(S). K202278

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE