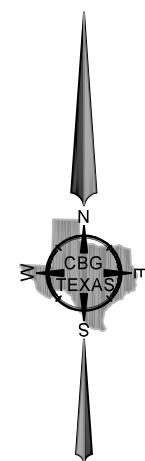


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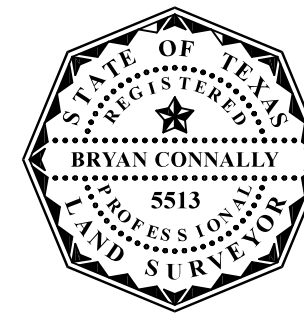


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, 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 plot hereon is a correct and accurate representation of the property lines and dimensions as are 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 31st day of July, 2023

Bryan Connally
Registered Professional Land Surveyor



16164 Koenig Lane

TRACT 1:

Being a tract of land situated in the D.F. Whilden Survey, Abstract No. 640, Montgomery County, Texas, same being a portion of that tract of land conveyed to Kalyan C Vuddemarry and husband, Sandhya B Nandiraju, by deed recorded in Document No. 2024115134, Official Public Records of Montgomery County, Texas, and being a portion of that tract of land conveyed to William Chambers and Sherry Chambers, husband and wife, by deed recorded in Document No. 2024077580, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Greg and Gina Lusk, by deed recorded in Document No. 2015034884, Official Public Records of Montgomery County, Texas, same being the Northwest corner of the remainder of said Chambers tract, and lying along the South line of that tract of land conveyed to Richard L. Koenig, by deed recorded in Document No. 2010094102, Official Public Records of Montgomery County, Texas;

THENCE South 02 degrees 37 minutes 03 seconds East, along the East line of said Lusk tract, a distance of 315.08 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lusk tract, and lying along the North line of that tract of land conveyed to Sheryl A. Knight and Michael A. Knight, a married couple, by deed recorded in Document No. 2021046194, Official Public Records of Montgomery County, Texas;

THENCE North 87 degrees 05 minutes 04 seconds East, along said North line of Knight tract, a distance of 275.42 feet to a point for corner, said corner being the POINT OF BEGINNING of that tract herein described;

THENCE North 02 degrees 52 minutes 03 seconds West, a distance of 98.89 feet to a point for corner;

THENCE North 28 degrees 28 minutes 06 seconds East, a distance of 78.19 feet to a point for corner;

THENCE North 03 degrees 15 minutes 03 seconds West, a distance of 149.17 feet to a point for corner, said corner being the Northeast corner of said Chambers tract, and lying along the South line of that tract of land conveyed to Keith Barnett and Teresa H. Barnett, Trustees of the Keith and Teresa Barnett Living Trust, by deed recorded in Document No. 2019040524, Official Public Records of Montgomery County, Texas;

THENCE North 87 degrees 07 minutes 57 seconds East, along said South line of Barnett tract, passing at a distance of 368.54 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 398.39 feet to a point for corner, said corner being the Southeast corner of said Barnett tract, and lying along the centerline of Koenig Lane (60' easement right-of-way, as recorded in Volume 599, Page 427, Deed Records of Montgomery County, Texas);

THENCE South 03 degrees 15 minutes 03 seconds East, along said centerline of Koenig Lane, a distance of 51.00 feet to a point for corner;

THENCE South 87 degrees 05 minutes 04 seconds West, departing said centerline of Koenig Lane, a distance of 248.39 feet to a point for corner;

THENCE South 03 degrees 15 minutes 03 seconds East, a distance of 263.48 feet to a point for corner;

THENCE South 87 degrees 05 minutes 04 seconds West, a distance of 191.78 feet to the POINT OF BEGINNING and containing 65,378.12 square feet or 1.5009 acres of land.

TRACT 2-18 FOOT ACCESS EASEMENT:

Being a tract of land situated in the D.F. Whilden Survey, Abstract No. 640, Montgomery County, Texas, same being over and across that tract of land conveyed to William Chambers and Sherry Chambers, husband and wife, by deed recorded in Document No. 2024077580, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Greg and Gina Lusk, by deed recorded in Document No. 2015034884, Official Public Records of Montgomery County, Texas, same being the Northwest corner of the remainder of said Chambers tract, and lying along the South line of that tract of land conveyed to Richard L. Koenig, by deed recorded in Document No. 2010094102, Official Public Records of Montgomery County, Texas;

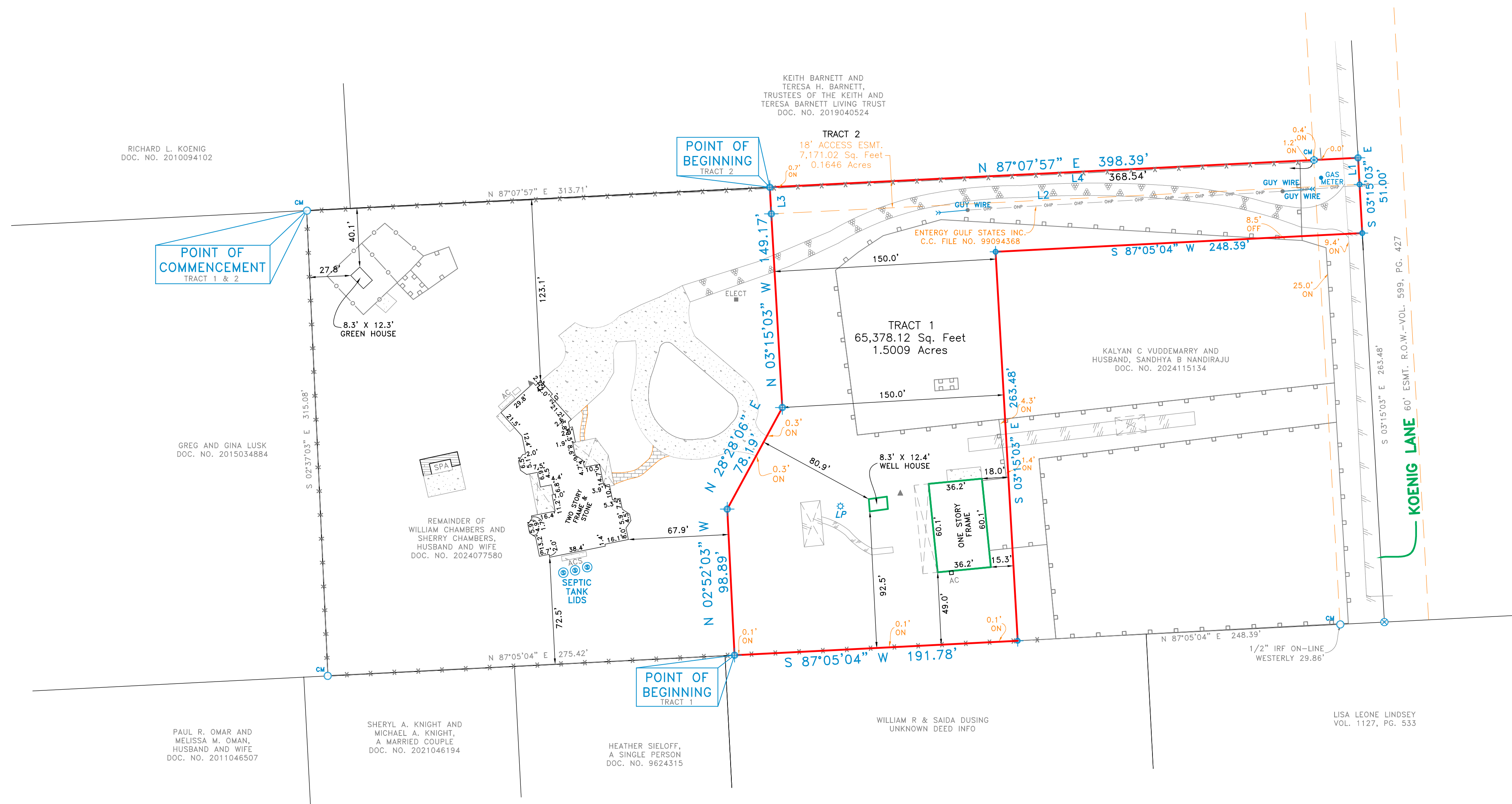
THENCE North 87 degrees 07 minutes 57 seconds East, along the South line of said Koenig tract, a distance of 313.71 feet to a point for corner, said corner being the Northeast corner of said remainder tract, same lying along the South line of that tract of land conveyed to Keith Barnett and Teresa H. Barnett, Trustees of the Keith and Teresa Barnett Living Trust, by deed recorded in Document No. 2019040524, Official Public Records of Montgomery County, Texas, and being the POINT OF BEGINNING of that tract herein described;

THENCE North 87 degrees 07 minutes 57 seconds East, along said South line of Barnett tract, a distance of 398.39 feet to a point for corner, said corner being the Southeast corner of said Barnett tract, and lying along the centerline of Koenig Lane (60' easement right-of-way, as recorded in Volume 599, Page 427, Deed Records of Montgomery County, Texas);

THENCE South 03 degrees 15 minutes 03 seconds East, along said centerline of Koenig Lane, a distance of 18.00 feet to a point for corner;

THENCE South 87 degrees 07 minutes 57 seconds West, departing said centerline of Koenig Lane, a distance of 398.39 feet to a point for corner;

THENCE North 03 degrees 15 minutes 03 seconds West, a distance of 18.00 feet to the POINT OF BEGINNING and containing 7,171.02 square feet or 0.1646 acres of land.



NOTE: According to the F.I.R.M. in Map No. 48339C0530G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

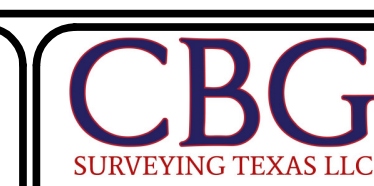
NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.
THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

LINE	BEARING	DISTANCE
L1	S 03°15'03" E	18.00'
L2	S 87°07'57" W	398.39'
L3	N 03°15'03" W	18.00'
L4	N 87°07'57" E	398.39'

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 432 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
□	MAG NAIL SET
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
●	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
—	POOL EQUIPMENT
—	COLUMN
—	AIR CONDITIONING
—	FIRE HYDRANT
—	DES - DES
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	COVERED PORCH, DECK OR CARPORT
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIRE FENCE



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F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	07/31/2024	2411774-02	SEE CERT.	MARIA

1.5009 AND 0.1646 ACRES

D.F. WHILDEN SURVEY, ABSTRACT NO. 640

MONTGOMERY COUNTY, TEXAS

16164 KOENIG LANE