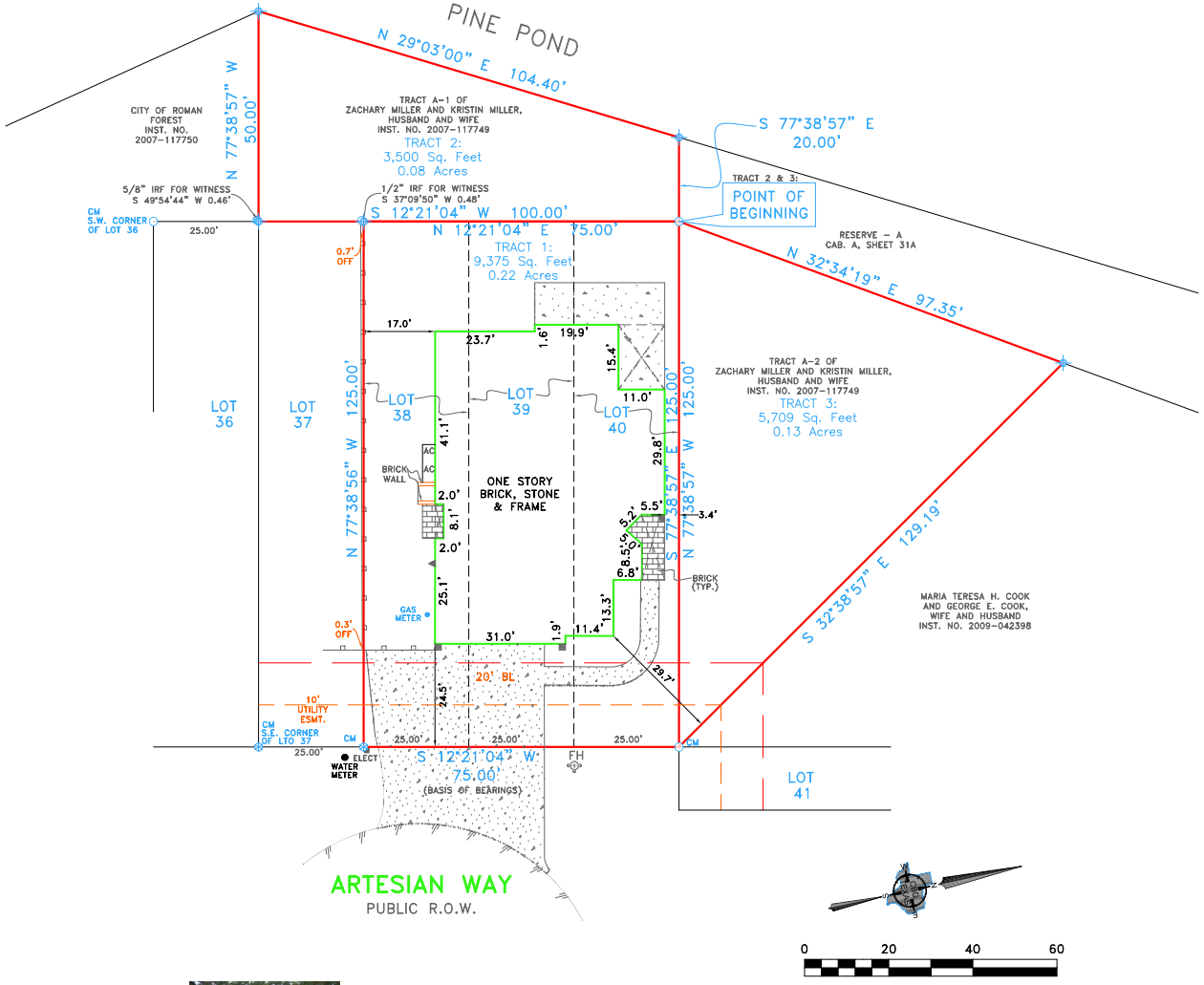

40 Artesian Way

TRACT 1:

Being Lots Thirty-Eight (38), Thirty-Nine (39) and Forty (40) of Roman Forest, Section One (1), a Replat of Reserve 16, a Subdivision in Montgomery County, Texas, according to the Map or Plat thereof recorded under Cabinet A, Sheet 31A, of the Map Records of Montgomery County, Texas (Formerly Volume 9, Page 61) of the Map Records of Montgomery County, Texas.

TRACT 2:

Being that certain tract or parcel of land out of Reserve "A", of Roman Forest, Section One (1), a Replat of Reserve 16, a Subdivision in Pryor Bryan Survey, Abstract Number 76, Montgomery County, Texas, as recorded in Cabinet A, Sheet 31A, of the Map Records of Montgomery County, Texas, same being that tract of land conveyed to Zachary Miller and Kristin Miller, husband and wife, by deed recorded in Instrument Number 2007-117749, Official Public Records, Montgomery County, Texas (Tract A-1) and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Miller tract (Tract A-2) and being the Northwest corner of Lot 40 of said Roman Forest Addition;

THENCE South 12 degrees 21 minutes 04 seconds West, along the West line of said Lot 40, continuing along Lots 39, 38 and 37, of said Roman Forest Addition, a distance of 100.00 feet to a point for corner, said corner being the Southwest corner of said Lot 37 and being the Northwest corner of Lot 36 and being the Northeast corner of that tract of land conveyed to the City of Roman Forest, by deed recorded in Instrument Number 2007-117750, Official Public Records, Montgomery County, Texas, from which a 5/8 inch iron rod found bears South 49 degrees 54 minutes 44 seconds West, a distance of 0.46 feet for witness;

THENCE North 77 degrees 38 minutes 57 seconds West, along the North line of said City of Roman Forest tract, a distance of 50.00 feet to a point for corner, said corner being the Northwest corner of said City of Roman Forest tract and being in the Southeast line of Pine Pond;

THENCE North 29 degrees 03 minutes 00 seconds East, along the Southeast line of said Pine Pond, a distance of 104.40 feet to a point for corner, said corner being in a South line of the remainder of the Reserve A of said Roman Forest Addition;

THENCE South 77 degrees 38 minutes 57 seconds East, along the South line of the remainder of said Reserve A, a distance of 20.00 feet to the POINT OF BEGINNING and containing 3,500 square feet or 0.08 acres of land.

TRACT 3:

Being that certain tract or parcel of land out of Reserve "A", of Roman Forest, Section One (1), a Replat of Reserve 16, a Subdivision in Pryor Bryan Survey, Abstract Number 76, Montgomery County, Texas, as recorded in Cabinet A, Sheet 31A, of the Map Records of Montgomery County, Texas, same being that tract of land conveyed to Zachary Miller and Kristin Miller, husband and wife, by deed recorded in Instrument Number 2007-117749, Official Public Records, Montgomery County, Texas (Tract A-2) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Miller tract (Tract A-1) and being the Northwest corner of Lot 40 of said Roman Forest Addition and being in the Southeast corner of the remainder of Reserve "A" of said Roman Forest Addition;

THENCE North 32 degrees 34 minutes 19 seconds East, along the Southeast line of the said remainder of Reserve "A" of said Roman Forest Addition, a distance of 97.35 feet to a point for corner, said corner being the West corner of that tract of land conveyed to Maria Teresa H. Cook and George E. Cook, wife and husband, by deed recorded in Instrument Number 2009-042398, Official Public Records, Montgomery County, Texas;

THENCE South 32 degrees 38 minutes 57 seconds East, along the Southwest line of said Cook tract, a distance of 129.19 feet to a point for corner, said corner being the Northeast corner of said Lot 40 of Roman Forest Addition;

THENCE North 77 degrees 38 minutes 57 seconds West, along the North line of said Lot 40, a distance of 125.00 feet to the POINT OF BEGINNING and containing 5,709 square feet or 0.13 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Rhonda Ann Corley and Texas American Title, in connection with the transaction described in G.F. No. 2769518-13871 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 21st day of September, 2018

C.N. Fauquier
Registered Professional Land Surveyor No. 4372

STATE OF TEXAS REGISTERED C. N. FAUQUIER 4372 PROFESSIONAL LAND SURVEYOR

TEXAS AMERICAN TITLE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. A, SHEET 31-A, VOL. 721, PG. 792, VOL. 734, PG. 23, VOL. 737, PG. 803, VOL. 745, PG. 214, VOL. 745, PG. 218, VOL. 746, PG. 48, VOL. 9, PG. 6

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48339C0600G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND / SET
- 5/8" ROD FOUND
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- PE - POOL EQUIPMENT
- COLUMN
- AC - AIR CONDITIONING
- FIRE HYDRANT
- OES - OES OVERHEAD ELECTRIC SERVICE
- OHP - OHP OVERHEAD POWER LINE
- GRAVEL/ROCK ROAD OR DRIVE
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5' WIDE TYPICAL BARBED WIRE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH,DECK OR CARPORT
- CONCRETE PAVING
- DOUBLE SIDED WOOD FENCE

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F 281.443.9224
Firm No. 10194280
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	9/21/18	1818498	SEE CERT.	BG

0.43 ACRES

ROMAN FOREST, SEC. 1

MONTGOMERY COUNTY, TEXAS

40 ARTESIAN WAY