

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- FENCE POST FOR WITNESS
- CM CONTROLLING MONUMENT
- T TRANSFORMER PAD
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- POWER POLE
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- I— IRON FENCE
- X— BARBED WIRE
- / / — EDGE OF ASPHALT
- / / — EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN COUNTY CLERK'S FILE NO(S). 7625904

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 755, PG. 800

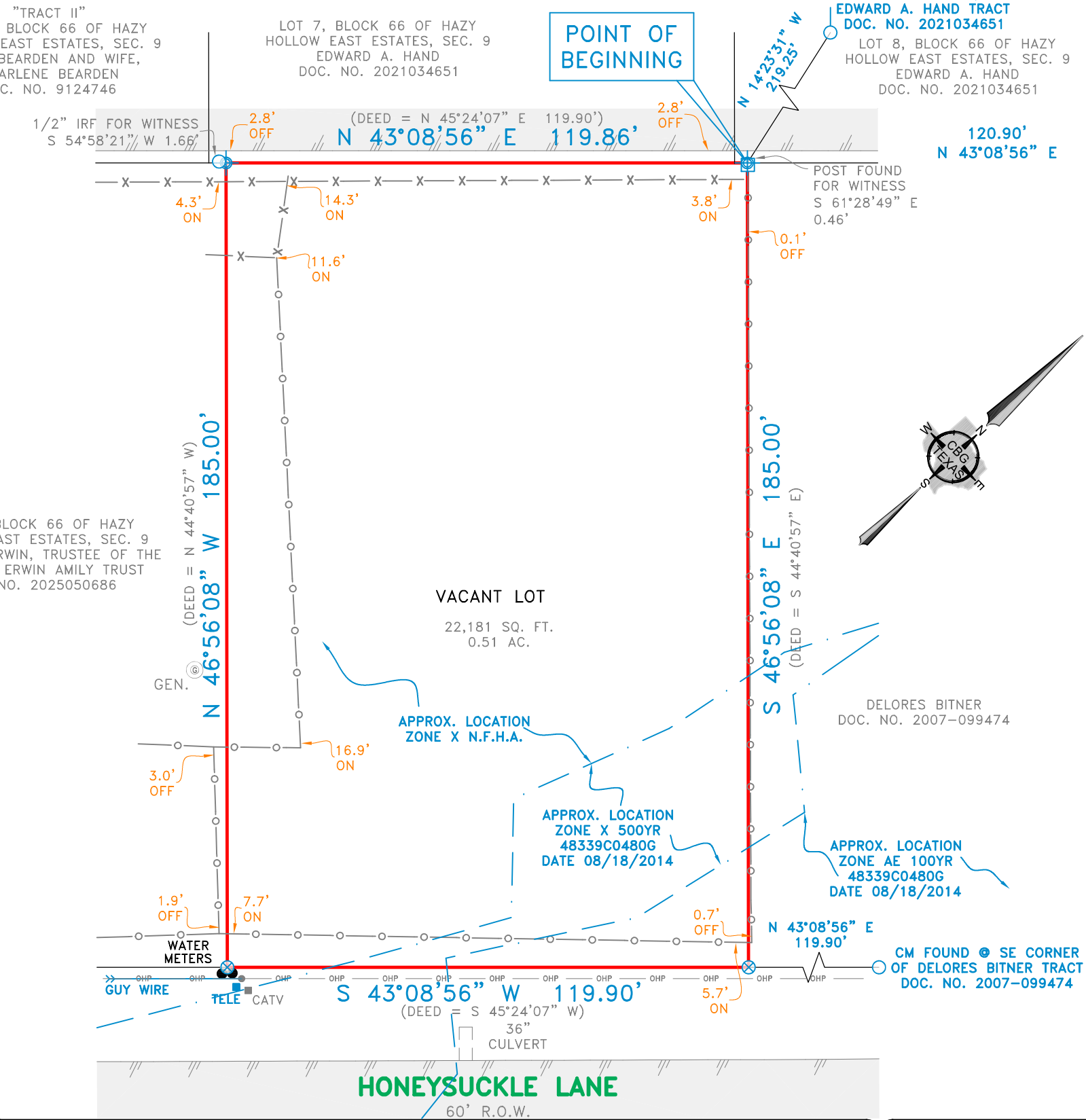
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0480G, this property does lie in Zone AE and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN

Date: _____ Accepted by: _____
Purchaser
Purchaser



0 Honeysuckle Lane

Being a 0.51 acre (22,181 square feet) tract of land, being the same tract of land conveyed to Jimmie C. Erwin, trustee of the Jimmie C. Erwin Family Trust, by deed recorded in Document No. 2025050687 of Official Public Records of Montgomery County, Texas, being called 'Lot 4' in Block 66 of Hazy Hollow East Estates, Section 9, an unrecorded subdivision in Montgomery County, Texas and situated in the T.P. Davey Survey, Abstract No. 173 in Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the Southeast line of that tract of land called Lot 8, by said unrecorded subdivision and conveyed to Edward A. Hand, by deed recorded in Document No. 2021034651, Deed Records of Montgomery County, Texas, same being the West corner of that tract of land conveyed to Dolores Bitner, by deed recorded in Document No. 2007-099474, Deed Records of Montgomery County, Texas, from which a post found for witness, bears South 61 degrees 28 minutes 49 seconds East, a distance of 0.46 feet;

THENCE South 46 degrees 56 minutes 08 seconds East, along the Southwest line of said Bitner Tract, a distance of 185.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the South corner of said Bitner Tract, and being along the Northwest line of Honeysuckle Lane (60 foot R.O.W.), from which a 1/2 inch iron rod found for witness at the Southeast corner of said Bitner Tract, bears North 43 degrees 08 minutes 56 seconds East, a distance of 119.90 feet;

THENCE South 43 degrees 08 minutes 56 seconds West, along the Northwest line of said Honeysuckle Lane, a distance of 119.90 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the Northwest line of said Honeysuckle Lane, and being the Southeast corner of that tract of land called 'Lot 5' by said unrecorded plat and conveyed to Jimmie C. Erwin, trustee of the Jimmie C. Erwin Family Trust, by deed recorded in Document No. 2025050686, Deed Records of Montgomery County, Texas;

THENCE North 46 degrees 56 minutes 08 seconds West, along the Northeast line of said Erwin Tract (2025050686), a distance of 185.00 feet to a point for corner, said corner being the North corner of said Erwin Tract (2025050686), and being along the Southeast line of that tract of land called 'Lot 7' by said deed (2021034651);

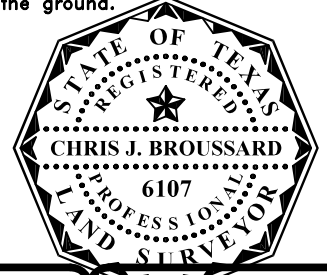
THENCE North 43 degrees 08 minutes 56 seconds East, along the Southeast line of said 'Lot 7' by said deed (2021034651), continuing along said 'Lot 8', a distance of 119.90 feet to the POINT OF BEGINNING and containing 22,181 square feet or 0.51 acres of land.

SURVEYOR'S CERTIFICATE

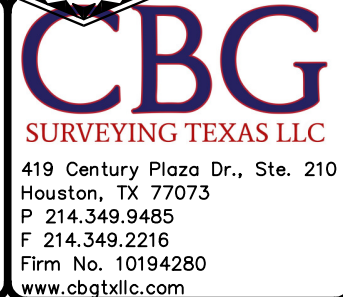
The undersigned Registered Professional Land Surveyor hereby certifies to Brandon Gauce, W. M. Hancock, Trustee subject to the interest of Jimmie C. Erwin, trustee of the Jimmie C. Erwin Family Trust, such trust having been established under that certain revocable trust agreement dated April 24, 2025, by and between Jimmie C. Erwin, as settlor and as trustee, and First Priority Title, in connection with the transaction described in G.F. 261135-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 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 11th day of May, 2026

Chris J. Broussard
Registered Professional Land Surveyor



Drawn By: KAD
Scale: 1" = 30'
Date: 05/07/2026
GF NO.: 261135-KCP
Job No.: 20762



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