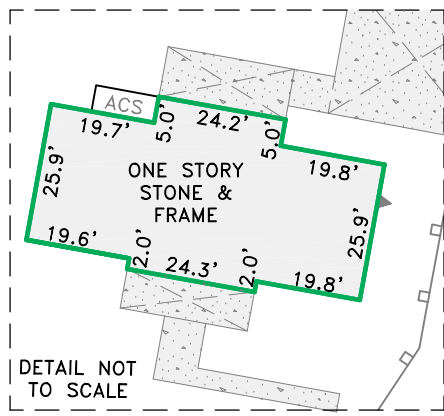
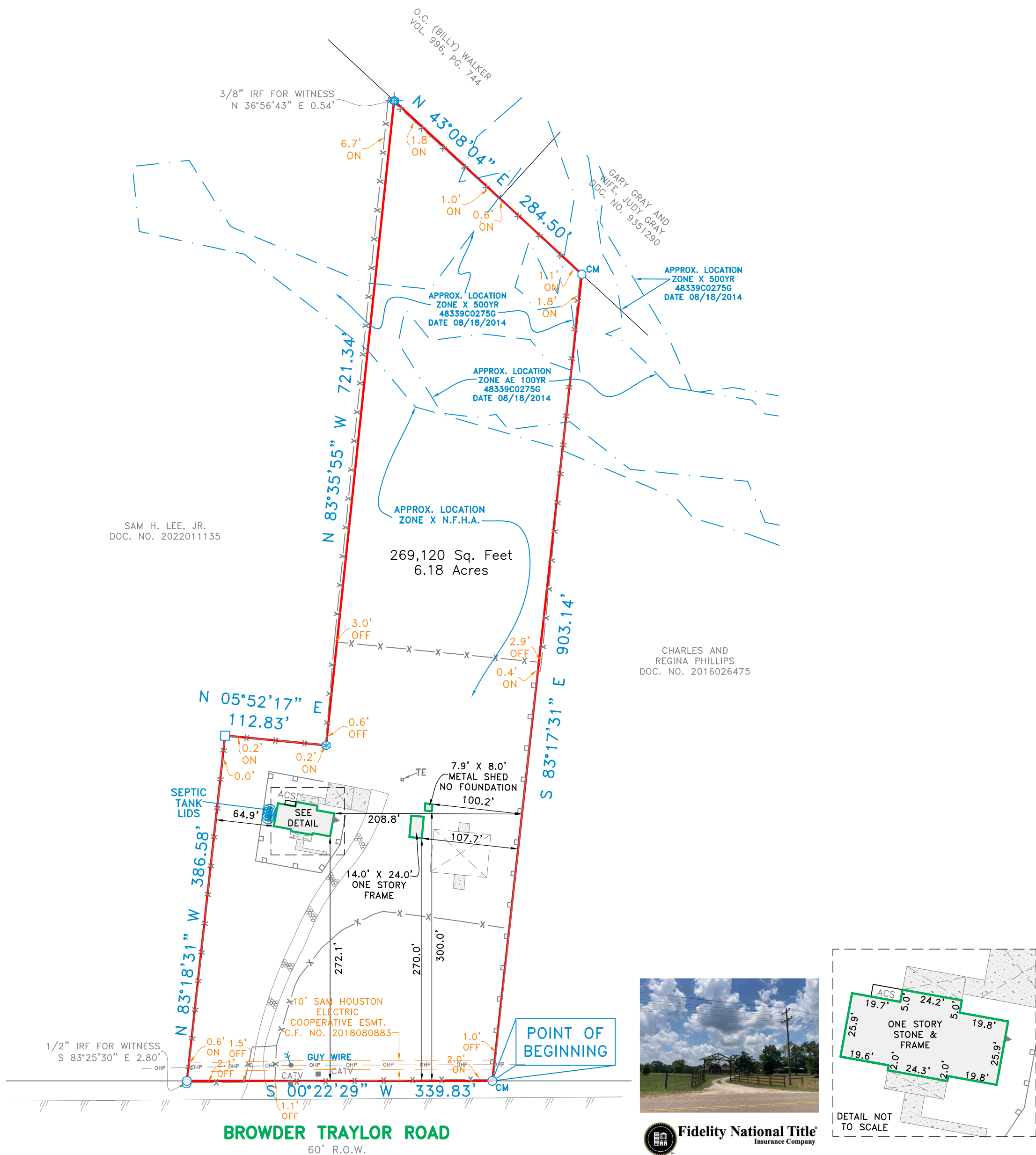
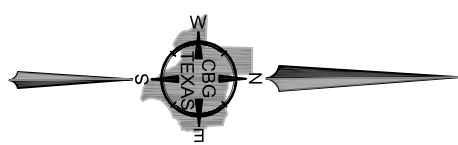




NOTE: According to the F.I.R.M. in Map No. 48339C0275G, this property does lie in Zone AE and DOES lie within the 100 year flood zone. Except as shown.

13125 Browder Traylor Road

Being a tract of land situated in the D. Quinby Survey, Abstract No. 436, Montgomery County, Texas, same being that tract of land conveyed to Jessica K. Ellis, an unmarried woman and Gray W. Ellis and Judith H. Ellis, husband and wife, by deed recorded in Document No. 2022058735, 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 being the Southeast corner of that tract of land conveyed to Charles and Regina Phillips, by deed recorded in Document No. 2016026475, Official Public Records of Montgomery County, Texas, and lying along the West line of Browder Traylor Road (60 foot right-of-way);

THENCE South 00 degrees 22 minutes 29 seconds West, along said West line of Browder Traylor Road, a distance of 339.83 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Sam H. Lee, Jr, by deed recorded in Document No. 2022011135, Official Public Records of Montgomery County, Texas, from which a 1/2 inch iron rod found bears South 83 degrees 25 minutes 30 seconds East, a distance of 2.80 feet for witness;

THENCE North 83 degrees 18 minutes 31 seconds West, along the North line of said Lee tract, a distance of 386.58 feet to a fence post found for corner;

THENCE North 05 degrees 52 minutes 17 seconds East, a distance of 112.83 feet to a 5/8 inch iron rod found for corner;

THENCE North 83 degrees 35 minutes 55 seconds West, continuing along North line of said Lee tract, a distance of 721.34 feet to a point for corner, said corner being the Northwest corner of said Lee tract, and lying along the Southeast line of that tract of land conveyed to O.C. (Billy) Walker, by deed recorded in Volume 996, Page 744, Deed Records of Montgomery County, Texas, from which a 3/8 inch iron rod found bears North 36 degrees 56 minutes 43 seconds East, a distance of 0.54 feet for witness;

THENCE North 43 degrees 08 minutes 04 seconds East, along said Southeast line of Walker tract, a distance of 284.50 feet to a 3/8 inch iron rod found for corner, said corner lying along the Southeast line of that tract of land conveyed to Gary Gray and wife, Judy Gray, by deed recorded in Document No. 9351290, Official Public Records of Montgomery County, Texas, and being the Southwest corner of aforementioned Phillips tract;

THENCE South 83 degrees 17 minutes 31 seconds East, along the South line of said Phillips tract, a distance of 903.14 feet to the POINT OF BEGINNING and containing 269,120 square feet or 6.18 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Levi E. Knudson, Randi A. Knudson, Cardinal Financial Company, Limited Partnership, and Fidelity National Title Insurance Company, in connection with the transaction described in G.F. No. FTH-12-FAH25004347WT 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 23rd day of May, 2025

Nathan Alan PARE

Registered Professional Land Surveyor



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

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: CLERK'S FILE NO. 2002-126292, CLERK'S FILE NO. 2018080883

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
3/8" IRON ROD FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
"X" FOUND / SET	PIPE FENCE
5/8" ROD FOUND	COVERED PORCH, DECK OR CARPORT
UNDERGROUND ELECTRIC	OES - OES
OVERHEAD ELECTRIC	OHP - OHP
POWER POLE	POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING
	DOUBLE SIDED WOOD FENCE

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Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	05/23/2025	2507901	SEE CERT.	MARIA

METES AND BOUNDS

D. QUINBY SURVEY, ABSTRACT NO. 436

MONTGOMERY COUNTY, TEXAS

13125 BROWDER TRAYLOR ROAD