

### 808 Terri Lane

Being a tract of land situated in the Buckman Canfield Survey, Abstract No. 120, Montgomery County, Texas, same being a portion of a tract of land conveyed to Laurie A. Junewick and Betty Maaskant, by deed recorded in Instrument Number 9461874, Official Public Records of Montgomery County, Texas, and being a portion of a 1 acre tract of land conveyed to Betty Maaskant, by deed recorded in Instrument Number 9627346, 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 set stamped "CBG Surveying" for corner, said corner being along the Northeast line of Terri Lane (public right-of-way), and being 384.34 feet in a Northwesterly direction from the West corner of that tract of land conveyed Michael W. Lloyd a/k/a Michael Lloyd and spouse, Betty R. Lloyd a/k/a Betty Lloyd, by deed recorded in Instrument Number 2015112499, Official Public Records of Montgomery County, Texas;

THENCE North 42 degrees 07 minutes 42 seconds West, along the Northeast line of said Terri Lane, a distance of 198.80 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner of said Terri Lane;

THENCE North 44 degrees 03 minutes 13 seconds East, along the Southeast line of said Terri Lane, a distance of 394.55 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Martien van der Hoeven and Dannielle McMillan, by deed recorded in Instrument Number 2018045876, Official Public Records of Montgomery County, Texas;

THENCE South 45 degrees 57 minutes 21 seconds East, along the Southwest line of said Hoeven/McMillan tract, a distance of 239.72 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 49 degrees 50 minutes 40 seconds West, a distance of 409.92 feet to the POINT OF BEGINNING and containing 88,013 square feet or 2.02 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (J.T. Thompson) hereby certifies to Brandon Kennedy and Stewart Title, in connection with the transaction described in G.F. No. 20339035847 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 November, 2020

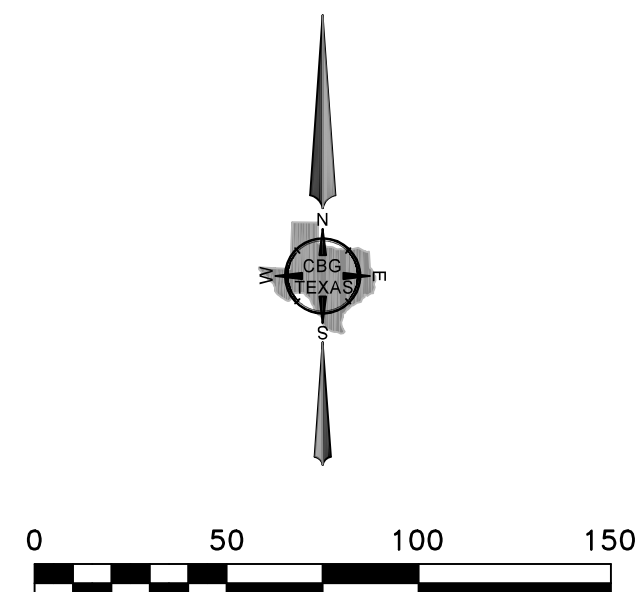
*J.T. Thompson*  
J.T. Thompson  
Registered Professional Land Surveyor No. 4604



NOTE: THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 239 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 CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CCG#'S 9520358; 9520359 9641064; 9641065

NOTES:  
BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. 9461874.  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



NOTE: According to the F.I.R.M. in Map No. 48339C0490G, 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
⊕	5/8" ROD FOUND
⊗	FENCE POST CORNER
⊘	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊙	POWER POLE
⊙	POINT FOR CORNER
⊙	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
DES - DES	COVERED PORCH, DECK OR CARPORT
DHP - DHP	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	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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SCALE: 1" = 50'  
DATE: 11/03/2020  
JOB NO.: 2021059-01  
G.F. NO.: SEE CERT.  
DRAWN: CAJ

**METES AND BOUNDS**  
BUCKMAN CANFIELD SURVEY, ABSTRACT NO. 120  
MONTGOMERY COUNTY, TEXAS  
808 TERRI LANE