

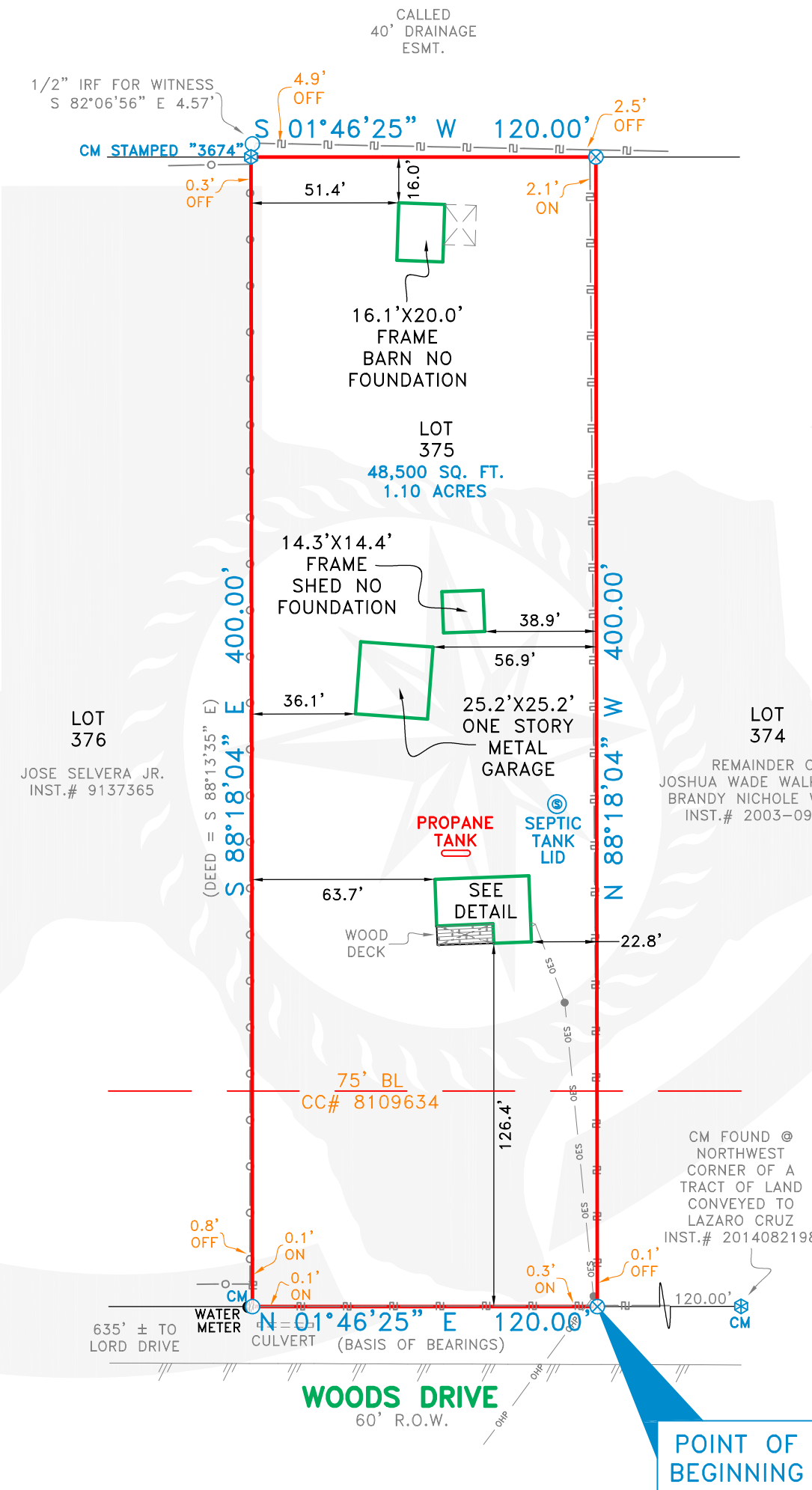
DETAIL
(NOT TO SCALE)

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 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 CC# 8109634

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
CC# 8109631

NOTES:
BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. 2003-097717.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



17405 Woods Drive

Being Lot 375, OAK GROVE SOUTH, an unrecorded subdivision situated in the Beasley Prewett Survey, Abstract No. 420, Montgomery County, Texas, same being a portion of a tract of land conveyed to Joshua Wade Walker and Brandy Nichole Walker, by deed recorded in Instrument Number 2003-097717, 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 the Northwest corner of the remainder of said Walker tract, same being 120.00 feet in a Northerly direction from the Northwest corner of that tract of land conveyed to Lazaro Cruz, by deed recorded in Instrument Number 2014082198, Official Public Records of Montgomery County, Texas, and being along the East line of Woods Road (60 foot right-of-way);

THENCE North 01 degrees 46 minutes 25 seconds East, along the East line of said Woods Drive, a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Jose Selvera Jr., by deed recorded in Instrument Number 9137365, Official Public Records of Montgomery County, Texas;

THENCE South 88 degrees 18 minutes 04 seconds East, along the South line of said Selvera Jr. tract, a distance of 400.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Selvera Jr. tract, and being along the West line of a called 40 foot drainage easement, from which a 1/2 inch iron rod found bears South 82 degrees 06 minutes 56 seconds East a distance of 4.57 feet for witness;

THENCE South 01 degrees 46 minutes 25 seconds West, along the West line of said 40 foot drainage easement, a distance of 120.00 feet to a point for corner, said corner being the Northeast corner of the remainder of said Walker tract,

THENCE North 88 degrees 18 minutes 04 seconds West, along the North line of the remainder of said Walker tract, a distance of 400.00 feet to the POINT OF BEGINNING and containing 48,500 square feet or 1.10 acres of land.

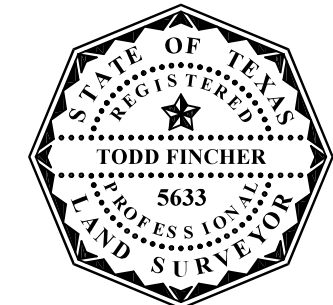
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Todd Fincher hereby certifies to Barry G. Glas, Wendy L. Glas, and First Priority Title, in connection with the transaction described in G.F. No. 201681-MDC 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 8th day of December, 2020

Todd Fincher

Todd Fincher
Registered Professional Land Surveyor No. 5633



NOTE: According to the F.I.R.M. in Map No. 48339C0575G, this property does lie in Zone X-500YR and DOES NOT lie within the 100 year flood zone.

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

REVISIONS		
DATE	BY	NOTES
12/11/2020	CAJ	ONLY LOT 375

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
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
—	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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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	12/08/2020	2023411	SEE CERT.	CAJ

METES AND BOUNDS
BEASLEY PREWETT SURVEY, ABSTRACT NO. 420
MONTGOMERY COUNTY, TEXAS
17405 WOODS DRIVE