



**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: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

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

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48473C0165F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
○	QES
○	OHP
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIPE FENCE
○	COVERED PORCH, DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE

**CBG**  
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 80'	8/30/2022	2216705	N/A	CAJ

**19302 Frey Road**

TRACT 1:

Being a portion of Lot 17, of PINERIDGE SUBDIVISION, SECTION 1, an Addition to Waller County, Texas, according to the Plat thereof recorded in Volume 283, Page 596, Map Records of Waller County, Texas, same being a portion of a tract of land conveyed to Karen V. Uy and Neil Uy, wife and husband, by deed recorded in Instrument Number 2000925, Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of Lot 18, of said Pineridge Subdivision, Section 1, same lying on the East line of Lot 35, of said Pineridge Subdivision, Section 1, and being at or near the centerline of Frey Road (60 foot right-of-way);

THENCE South 89 degrees 22 minutes 32 seconds East, along the South line of said Lot 18, passing at a distance of 28.81 to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 824.09 feet to a point for corner, said corner being the Southeast corner of said Lot 18, and lying on the West line of Lot 5, of said Pineridge Subdivision, Section 1, from which a fence post found bears North 12 degrees 24 minutes 25 seconds West a distance of 2.49 feet for witness, and from which a 1/2 inch iron rod found at the Northeast corner of Lot 19, of said Pineridge Subdivision, Section 1, bears North 01 degree 45 minutes 34 seconds East a distance of 556.85 feet for witness;

THENCE South 01 degree 45 minutes 34 seconds West, along the said West line of Lot 5, passing at a distance of 26.75 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 5, and being the Northwest corner of Lot 6, of said Pineridge Subdivision, Section 1, and continuing a total distance of 123.59 feet to a 1/2 inch iron rod found for corner, said corner lying on the West line of said Lot 6;

THENCE South 88 degrees 07 minutes 15 seconds West, passing at a distance of 792.96 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 823.21 feet to a point for corner, said corner being the Southeast corner of said Lot 35, same being Northeast corner of Lot 36, of said Pineridge Subdivision, Section 1, and being the Northeast centerline of Frey Road;

THENCE North 00 degrees 54 minutes 27 seconds East, along the said East line of Lot 35 and the centerline of Frey Road, a distance of 159.53 feet to the POINT OF BEGINNING and containing 116,499 square feet or 2.67 acres of land.

TRACT 2:

Being a portion of Lot 17, of PINERIDGE SUBDIVISION, SECTION 1, an Addition to Waller County, Texas, according to the Plat thereof recorded in Volume 283, Page 596, Map Records of Waller County, Texas, same being a portion of a tract of land conveyed to Karen V. Uy and Neil Uy, wife and husband, by deed recorded in Instrument Number 2000925, Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northwest corner of Lot 16, of said Pineridge Subdivision, Section 1, same lying on the East line of Lot 36, of said Pineridge Subdivision, Section 1, and being at or near the centerline of Frey Road (60 foot right-of-way), from which a 1/2 inch iron rod found lying on the South line of Lot 15, of said Pineridge Subdivision, Section 1, bears South 02 degrees 10 minutes 45 seconds East a distance of 567.64 feet for witness;

THENCE North 00 degrees 54 minutes 27 seconds East, along the said East line of Lot 36 and the centerline of Frey Road, a distance of 120.95 feet to a point for corner, said corner being the Northeast corner of said Lot 36, and being the Southeast corner of Lot 35, of said Pineridge Subdivision, Section 1;

THENCE North 88 degrees 07 minutes 15 seconds East, passing at a distance of 30.25 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 823.21 feet to a 1/2 inch iron rod found for corner, said corner lying on the West line of Lot 6, of said Pineridge Subdivision, Section 1;

THENCE South 01 degree 45 minutes 34 seconds West, along the said West line of Lot 6, a distance of 156.09 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 16;

THENCE North 89 degrees 26 minutes 06 seconds West, along the North line of said Lot 16, passing at a distance of 789.65 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 819.93 feet to the POINT OF BEGINNING and containing 113,702 square feet or 2.61 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to University Title Company 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 30th day of August, 2022

*Neil Uy*  
Registered Professional Land Surveyor



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**METES AND BOUNDS**

LOT 17, PINERIDGE SUBDIVISION

WALLER COUNTY, TEXAS

19302 FREY ROAD