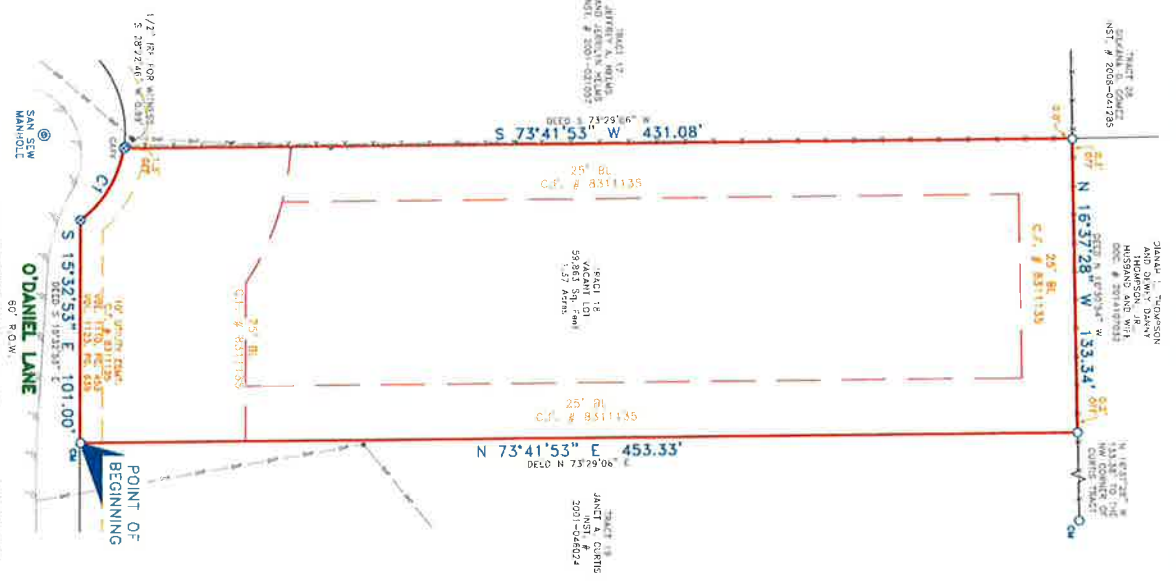




CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.11'	50.00'	44.48 59'	S 15.38 42° W	38.12'



NOTE: According to the F.R.M. in Map No. 48339C003896, this property does lie in Zone X and DOES NOT lie within the 100 feet flood zone.

NOTE: PROPERTY SUBJECT TO TEXAS CONVEYANCES AND EASEMENTS AS SHOWN ON MAP 23 TEXAS CENTRAL ZONE EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAN UNLESS OTHERWISE NOTED.

DATE	BY	NOTES

SYMBOL	LEGEND
	ASPHALT PAVING
	WOOD FENCE
	IRON FENCE
	BARBED WIRE
	UTILITY POLE
	OVERHEAD ELECTRIC SERVICE
	UNDERGROUND ELECTRIC SERVICE
	POWER POLE
	GAS METER
	WATER METER

CBG
CARTER BROS. & CO.
SURVEYORS & ENGINEERS

419 Century Plaza Dr.
Suite 2100
Dallas, TX 75203
P 281.443.9288
F 281.443.9224
E info@cbgsurvey.com
www.cbgsurvey.com

SCALE: 1" = 40'

DATE: 02/14/2023

JOB NO.: 2301455

SITE ABOVE

DRAWN BY: JCM

METES AND BOUNDS

JOHN CARR SURVEY, ABSTRACT NO. 157

MONTGOMERY COUNTY, TEXAS

1697 O'DANIEL LANE

1697 O'Daniel Lane

Being Tract 18 of Good Oaks Subdivision, an unrecorded subdivision situated in the John Carr Survey, Abstract No. 157, Montgomery County, Texas, same being a tract of land conveyed to Richard H. Curtis and Janet A. Curtis, by deed recorded in Instrument No. 2000-051581, 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 a tract of land conveyed to Janet A. Curtis, by deed recorded in Instrument No. 2001-046024, Official Public Records of Montgomery County, Texas, and being in the West line of O'Daniel Lane (a 60 foot right-of-way);

THENCE South 15 degrees 53 minutes 53 seconds East, along the West line of said O'Daniel Lane, a distance of 101.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, being the beginning of a non-tangent curve, turning to the left, with a radius of 50.00 feet, a delta angle of 44 degrees 48 minutes 59 seconds, a chord bearing of South 15 degrees 38 minutes 42 seconds West, and a chord length of 38.12 feet;

THENCE along said curve to the right, along the West line of said O'Daniel Lane, an arc length of 39.11 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of a tract of land conveyed to Jeffrey A. Helms and Jerrilyn Helms, by deed recorded in Instrument No. 2001-021057, Official Public Records of Montgomery County, Texas, from which a 1/2 inch iron rod found for witness bears South 29 degrees 22 minutes 46 seconds West, a distance of 0.99 feet;

THENCE South 73 degrees 41 minutes 53 seconds West, along the North line of said Helms tract, a distance of 431.08 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Helms tract, and being the Northeast corner of a tract of land conveyed to Gilkama G. Gomez, by deed recorded in Instrument No. 2008-041285, Official Public Records of Montgomery County, Texas, and being the Southeast corner of a tract of land conveyed to Dianah L. Thompson and Dawey Danny Thompson, Jr., husband and wife, by deed recorded in Document No. 2014107032, Official Public Records of Montgomery County, Texas;

THENCE North 16 degrees 37 minutes 28 seconds West along the East line of said Thompson tract, a distance of 133.34 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Curtis tract, from which a 1/2 inch iron rod found for witness bears North 16 degrees 37 minutes 28 seconds West, a distance of 133.38 feet to the Northwest corner of said Curtis tract (2001-046024);

THENCE North 73 degrees 41 minutes 53 seconds East, along the South line of said Curtis tract (2001-046024), a distance of 453.33 feet to the **POINT OF BEGINNING** and containing 59,865 square feet or 1.37 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Texas American Title, in connection with the transaction described in G.F. 2769523-00212 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 indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries indicated and there are no visible and apparent encroachments or protrusions on the ground.