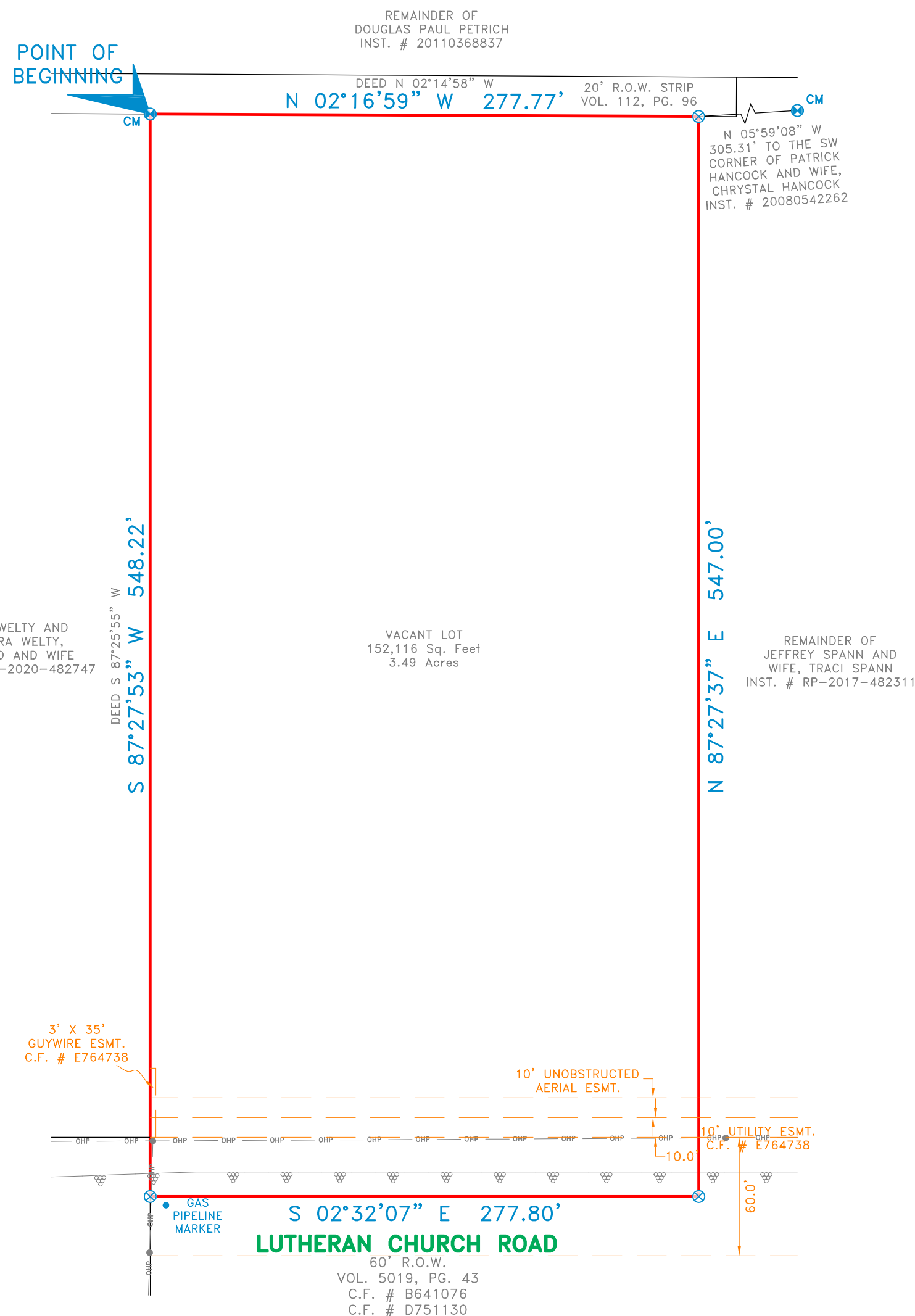
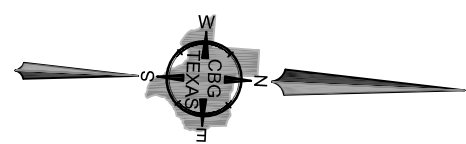


0 60 120 180



DAVID WELTY AND
BARBARA WELTY,
HUSBAND AND WIFE
INST. # RP-2020-482747

VACANT LOT
152,116 Sq. Feet
3.49 Acres

REMAINDER OF
JEFFREY SPANN AND
WIFE, TRACI SPANN
INST. # RP-2017-482311

3' X 35'
GUYWIRE ESMT.
C.F. # E764738

10' UNOBSTRUCTED
AERIAL ESMT.

10' UTILITY ESMT.
C.F. # E764738

S 02°32'07" E 277.80'
LUTHERAN CHURCH ROAD
60' R.O.W.

VOL. 5019, PG. 43
C.F. # B641076
C.F. # D751130

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 C.F. # B641079, E764738

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 1108, PG. 488, VOL. 1118, PG. 131, VOL. 1989, PG. 372

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48201C0210L, 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
08/24/23	JCM	CERT.

LEGEND	
CM	CONTROLLING MONUMENT
⊙	MONUMENT DISK
⊗	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
▨	CONCRETE PAVING
▨	DOUBLE SIDED WOOD FENCE
▨	ASPHALT PAVING
▨	CHAIN LINK FENCE
▨	WOOD FENCE
▨	0.5" WIDE TYPICAL BARBED WIRE
▨	IRON FENCE
▨	PIPE FENCE
▨	COVERED PORCH, DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	7/17/23	2310733-02	SEE ABOVE	JCM

METES AND BOUNDS

JOHN H. EDWARDS SURVEY, ABSTRACT NO. 3

HARRIS COUNTY, TEXAS

LUTHERAN CHURCH ROAD

Lutheran Church Road

Being a tract of land situated in the John H. Edwards Survey, Abstract No. 3, Harris County, Texas, same being a portion of a tract of land conveyed to Jeffrey Spann and wife, Traci Spann, by deed recorded in Instrument No. RP-2017-482311, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a monument disk found for corner, said corner being the Northwest corner of a tract of land conveyed to David Welty and Barbara Welty, husband and wife, by deed recorded in Instrument No. RP-2020-482747, Official Public Records of Harris County, Texas, and being in the East line of 20' right-of-way strip, by deed recorded in Volume 112, Page 96, Deed Records of Harris County, Texas;

THENCE North 02 degrees 16 minutes 59 seconds West, along the East line of said 20' right-of-way strip tract, a distance of 277.77 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, from which a monument disk found for witness bears North 05 degrees 59 minutes 08 seconds West, distance of 305.31 feet to the Southwest corner of a tract of land conveyed to Patrick Hancock and wife, Chrystal Hancock, by deed recorded in Instrument No. 20080542262, Official Public Records of Harris County, Texas;

THENCE North 87 degrees 27 minutes 37 seconds East, over and across said remainder (RP-2017-482311) tract, a distance of 547.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the centerline of Lutheran Church Road (a 60 foot right-of-way);

THENCE South 02 degrees 32 minutes 07 seconds East, along the centerline line of said Lutheran Church Road, a distance of 277.80 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE South 87 degrees 27 minutes 53 seconds West, a distance of 548.22 feet to the POINT OF BEGINNING and containing 152,116 square feet or 3.49 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Jeffrey Spann, Traci Spann and Chicago Title, in connection with the transaction described in G.F. CTH-COM-CTT23770264 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 17th day of July, 2023

Nathan Alan Pare
Registered Professional Land Surveyor

