



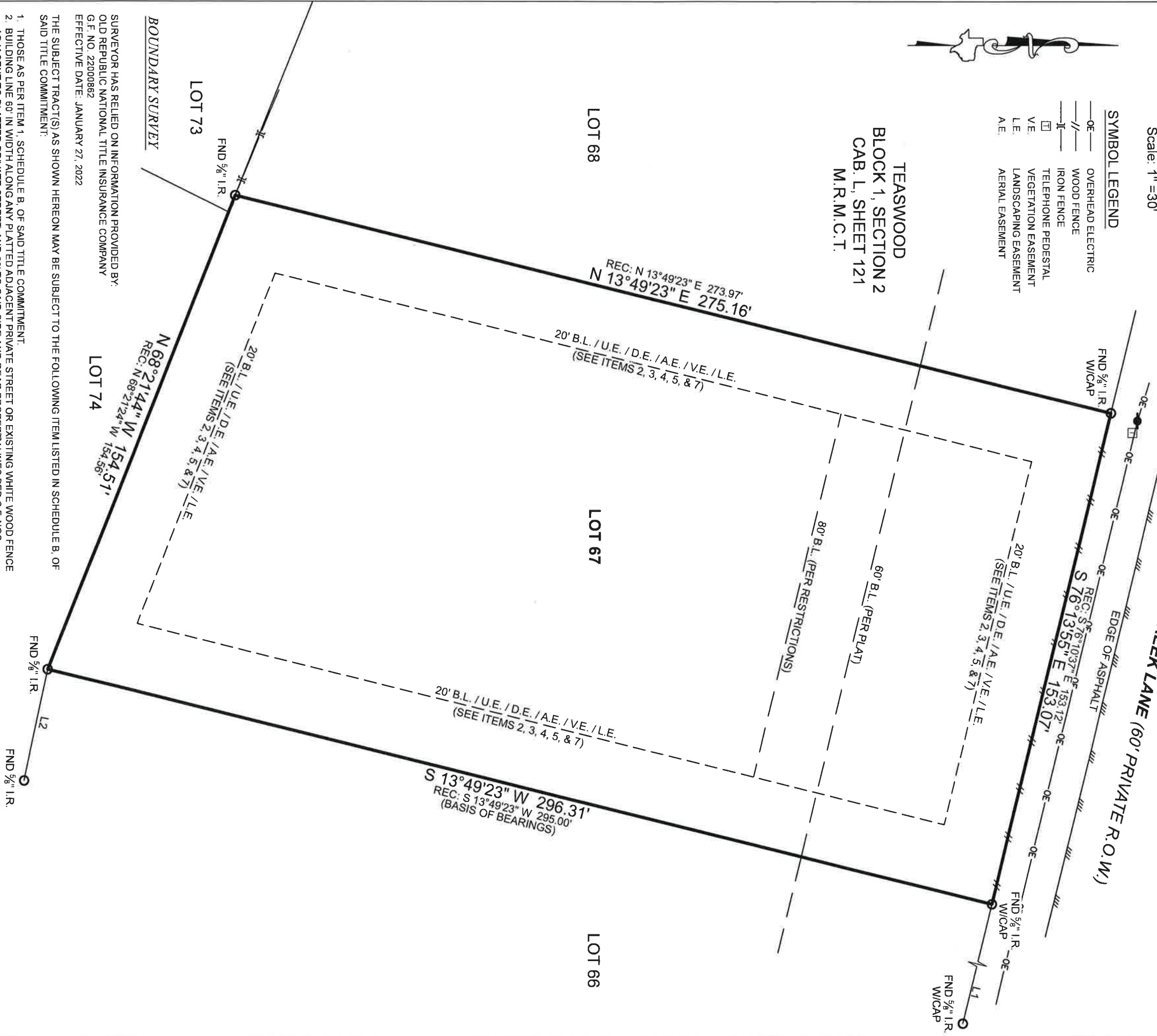
LINE	BEARING	DISTANCE
L1	S 76°13'55" E	149.93'
L2	S 77°53'53" E	34.41'

**SYMBOL LEGEND**

—OE—	OVERHEAD ELECTRIC
—/—	WOOD FENCE
— —	IRON FENCE
□	TELEPHONE PEDESTAL
VE	VEGETATION EASEMENT
LE	LANDSCAPING EASEMENT
A.E.	AERIAL EASEMENT

**TEASWOOD  
BLOCK 1, SECTION 2  
CAB. L. SHEET 121  
M.R.M.C.T.**

**HUNTER CREEK LANE (60' PRIVATE R.O.W.)**  
EDGE OF ASPHALT



- THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:
- THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
  - BUILDING LINE 60' IN WIDTH ALONG ANY PLATTED ADJACENT PRIVATE STREET OR EXISTING WHITE WOOD FENCE ADJACENT TO PLATTED PRIVATE STREET AND 20' TO SAID SIDE AND REAR PROPERTY LINES PER C.F. NOS. 9709983 AND 99006162, R.P.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
  - AN UNDERGROUND AND AERIAL EASEMENT 20' IN WIDTH ALONG THE FRONT, SIDE AND REAR PROPERTY LINES, GRANTED TO LEAGUE LINE UTILITIES, LLC PER C.F. NO. 9709983 AND 99006162, R.P.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
  - NATURAL VEGETATION SCREEN EASEMENT 20' IN WIDTH ALONG THE FRONT, SIDE AND REAR PROPERTY LINES PER C.F. NO. 9709983 AND 99006162, R.P.R.M.C.T. (DOES EFFECT / SHOWN HEREON)
  - A LANDSCAPING SETBACK EASEMENT 20' IN WIDTH ALONG ALL PROPERTY LINES PER C.F. NO. 9709983 AND 99006162, R.P.R.M.C.T. (BLANKET)
  - EASEMENT GRANTED TO GULF STATE UTILITIES COMPANY PER C.F. NO. 8550376, R.P.R.M.C.T. (DOES NOT AFFECT)
  - UTILITY AND DRAINAGE EASEMENT GRANTED TO LEAGUE LINE UTILITIES, LLC PER C.F. NO. 9542878, R.P.R.M.C.T. (DOES NOT AFFECT)
  - RIGHT-OF-WAY EASEMENT GRANTED TO ENTERGY GULF STATES, INC PER C.F. NO. 99049225, R.P.R.M.C.T. (BLANKET)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48393C03860G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID SUBDIVISION.

**SURVEYOR'S NOTE:**  
THERE ARE DISCREPANCIES BETWEEN FOUND MONUMENTS AND PLATTED CALLS. SURVEYOR USED FOUND MONUMENTATION AND ORIGINAL INTENT OF PLAT TO RECONSTRUCT BOUNDARY.  
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**PROJECT NUMBER** 22976

**DATE** 02-08-2022

**DRAWN BY** JAM

**CHECKED BY** ERP

**FIELD CREW** NG

**REVISION 1**

**REVISION 2**

**REVISION 3**

**REVISION 4**

**PURCHASER**.....BETHEL HOMES LLC  
**ADDRESS**.....10344 HUNTER CREEK LANE, CONROE, TX, 77304  
**SURVEY**.....JAMES EDWARD, A-190  
**SUBJECT**.....LOT 67, BLOCK 1, SECTION 2  
**SUBDIVISION**.....TEASWOOD  
**RECORDING**.....CABINET L, SHEET 121, MAP RECORDS  
**COUNTY**.....MONTGOMERY

**MICHAEL S. PARTRIDGE**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 6125

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 FIRM REGISTRATION NO. 100834-00