



LEGEND

- | | |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | CM AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 2" PIPE FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | — — STONE |
| —○— CHAIN LINK | — — CONCRETE |
| —□— WOOD FENCE 0.5' WIDE TYPICAL | — — COVERED AREA |
| —□— DOUBLE SIDED WOOD FENCE | — — BRICK |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. 7, PG. 155

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
CC# 9436258

NOTES:

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0750H, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by American Title Company. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser

Accepted by: _____
Date: _____ Purchaser

Drawn By: CAJ

Scale: 1" = 30'

Date: 04/06/2022

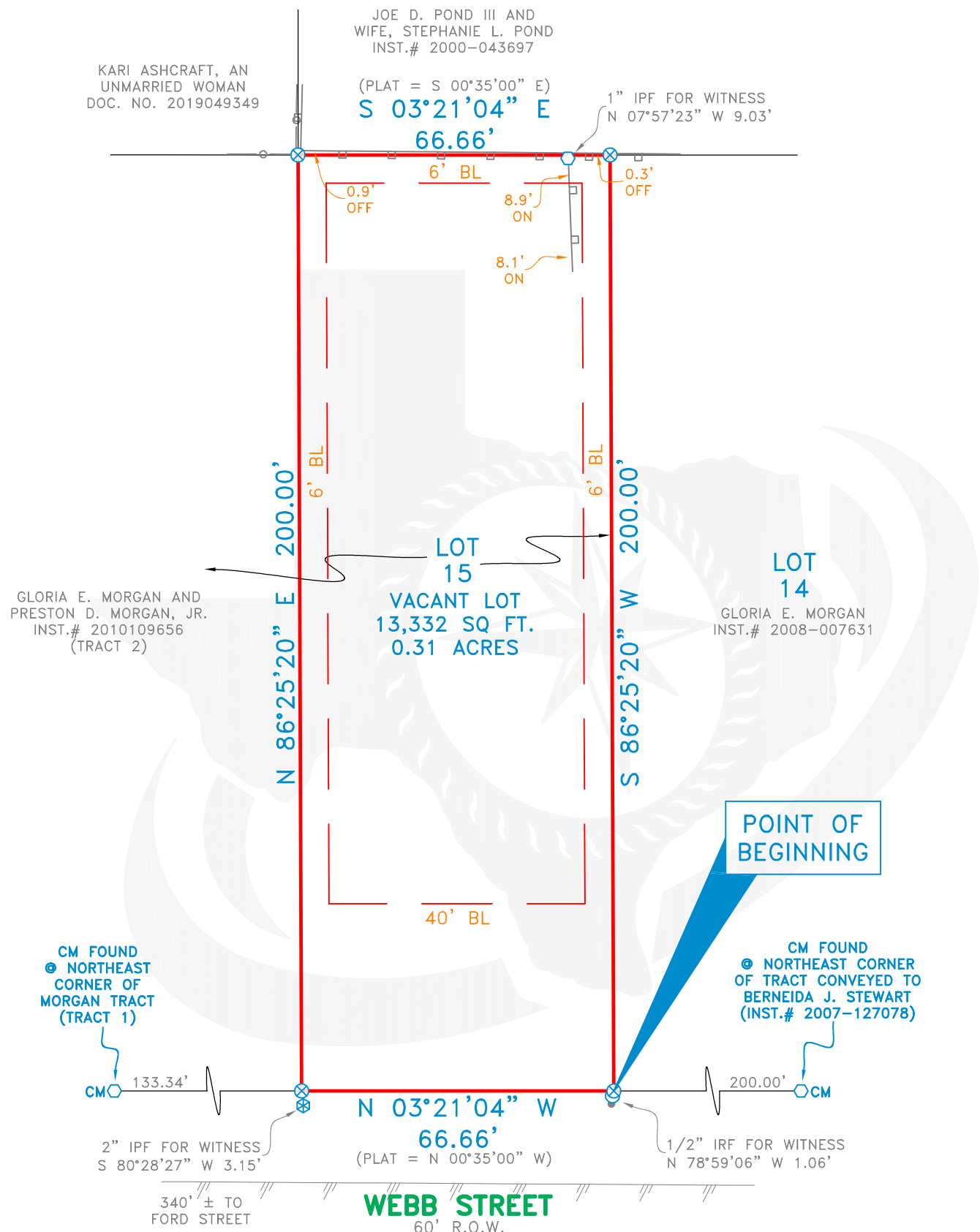
GF NO.: 3028922-01151

Job No. 2206887

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TODD FINCHER
R.P.L.S. NO. 5633



24179 Webb Street

Being a portion of Lot 15, of ADAMS OAKS, SECTION 1, a subdivision in Montgomery County, Texas, according to the Plat thereof recorded in Cabinet 7, Page 155, Map Records of Montgomery County, Texas, same being a tract of land conveyed to Edgardo R. Fonseca and wife, Lila Y. Maradiaga, by deed recorded in Instrument Number 2009-025703, 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 that tract of land conveyed to Gloria E. Morgan, by deed recorded in Instrument Number 2008-007631, Official Public Records of Montgomery County, Texas, and lying on the East line of Webb Street (60 foot right-of-way), from which a 1/2 inch iron rod found bears South 78 degrees 59 minutes 06 seconds West a distance of 1.06 feet for witness;

THENCE North 03 degrees 21 minutes 04 seconds West, along the said East line of Webb Street, a distance of 66.66 feet to a 1/2 inch Iron rod set stamped "CBG Surveying" for corner, said corner being the Southwest corner of a tract (referred to as tract 2) of land conveyed to Gloria E. Morgan and Preston D. Morgan, Jr., by deed recorded in Instrument Number 2010109656, Official Public Records of Montgomery County, Texas, from which a 2 inch Iron pipe found bears South 80 degrees 28 minutes 27 seconds West a distance of 3.15 feet for witness;

THENCE North 86 degrees 25 minutes 20 seconds East, along the South line of said Morgan tract (2010109656), a distance of 200.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Morgan tract (2010109656), and being the Northwest corner of a tract of land conveyed to Joe D. Pond III and wife, Stephanie L. Pond, by deed recorded in Instrument Number 2000-043697, Official Public Records of Montgomery County, Texas;

THENCE South 03 degrees 21 minutes 04 seconds East, along the said West line of Pond tract, a distance of 66.66 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Morgan tract (2008-007631), from which a 1 inch iron pipe found bears North 07 degrees 57 minutes 23 seconds West a distance of 9.03 feet for witness;

THENCE South 86 degrees 25 minutes 20 seconds West, along the North line of said Morgan tract (2008-007631), a distance of 200.00 feet to the POINT OF BEGINNING and containing 13,332 square feet or 0.31 acres of land.

