

Teaswood Drive

Being a lot, tract or parcel of land situated in the James Edwards Survey, Abstract No. 190, Montgomery County, Texas, and being a portion of Lot 22, Block 1 and all of Lot 30, Block 2, of Teaswood (formerly known as The Reserve), according to the map or plat thereof recorded in Cabinet E, Sheet 83B, Map Records, Montgomery County, Texas, same being a tract of land conveyed to Bradley Leiker and Dana Lieker, by deed recorded in Document No. 2014083969, Official Public Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the intersection of the South right of way line of Teaswood Drive (60 foot right of way) and the West right of way line of Teaswood Drive (60 foot right of way);

THENCE South 09 degrees 09 minutes 32 seconds West, along the West right of way line of said Teaswood Drive, a distance of 23.77 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the beginning of a tangent curve to the left, with a radius of 630.00 feet, a delta angle of 14 degrees 35 minutes 26 seconds, a chord bearing of South 01 degrees 51 minutes 49 seconds West, and a chord length of 160.00 feet;

THENCE along said curve to the left, along the West right of way line of said Teaswood Drive, an arc length of 160.43 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of Lot 29, Block 2 of said Teaswood, from which a 1/2 inch iron rod found bears, North 54 degrees 01 minutes 16 seconds West, a distance of 1.60 feet for witness;

THENCE South 86 degrees 53 minutes 33 seconds West, along the North line of Lot 29, Block 2 of said Teaswood, a distance of 292.51 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the East line of a tract of land conveyed to Teaswood Property Interests, LTD, by deed recorded in Document No. 582-00-0778, Official Public Records, Montgomery County, Texas, from which a 1/2 inch iron rod found bears, on line Northeasterly, a distance of 3.63 feet for witness;

THENCE North 00 degrees 09 minutes 38 seconds West, along the East line of said Teaswood Property Interests, LTD tract, a distance of 4.80 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, from which a 1 inch iron rod found bears, North 63 degrees 42 minutes 07 seconds East, a distance of 0.49 feet for witness;

THENCE South 87 degrees 45 minutes 01 seconds West, along the North line of said Teaswood Property Interests, LTD tract, a distance of 107.98 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Teaswood Property Interests, LTD tract, same being along the East line of a tract of land conveyed to Brian H. Lutz and Martha Noble-Lutz, by deed recorded in Document No. 2012124557, Official Public Records, Montgomery County, Texas;

THENCE North 10 degrees 43 minutes 46 seconds West, along the East line of said Lutz tract, a distance of 185.28 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 28 degrees 50 minutes 32 seconds East, along the East line of said Lutz tract, a distance of 86.94 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the South right of way line of said Teaswood Drive;

THENCE South 88 degrees 01 minutes 38 seconds East, along the South right of way line of said Teaswood Drive, a distance of 99.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, being the beginning of a tangent curve to the right, with a radius of 765.13 feet, a delta angle of 11 degrees 20 minutes 49 seconds, a chord bearing of South 82 degrees 21 minutes 13 seconds East, and a chord length of 151.28 feet;

THENCE along said curve to the right, along the South right of way line of said Teaswood Drive, an arc length of 151.53 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 76 degrees 40 minutes 49 seconds East, along the South right of way line of said Teaswood Drive, a distance of 156.04 feet to the POINT OF BEGINNING and containing 97,513 square feet or 2.24 acres of land.

SURVEYOR'S CERTIFICATE

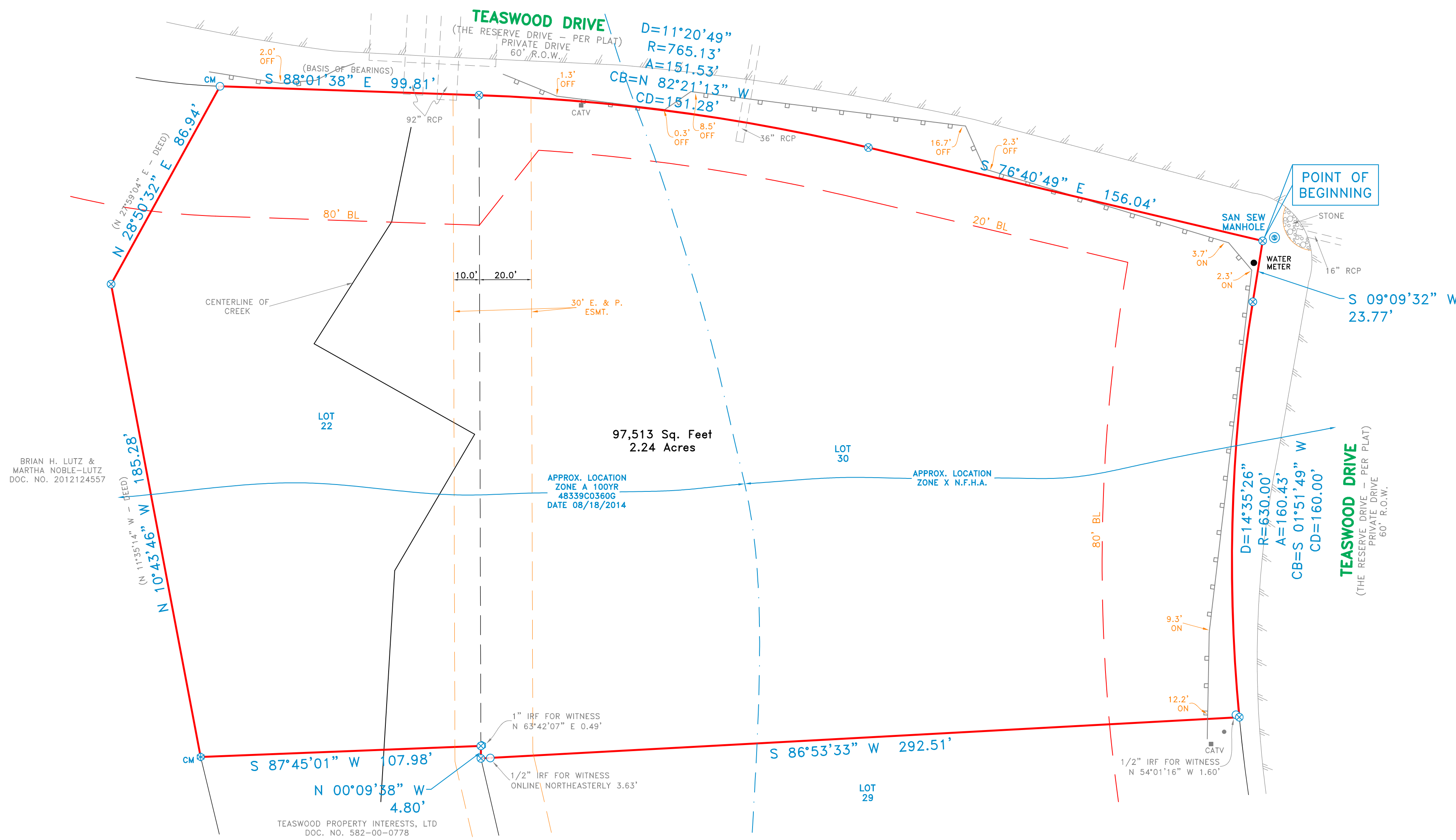
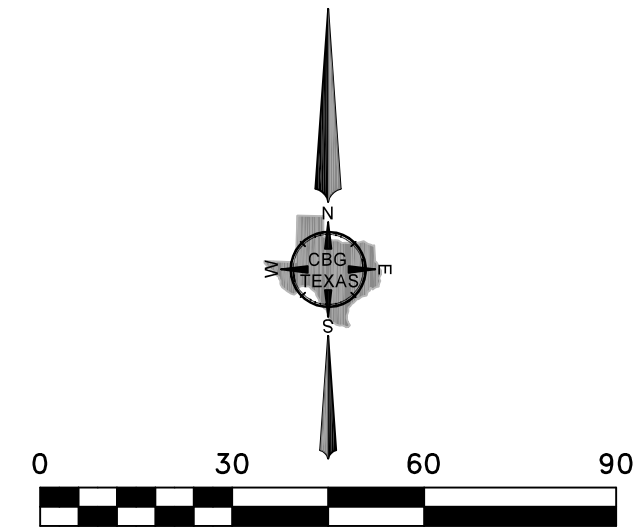
The undersigned Registered Professional Land Surveyor hereby certifies to Texas Homeland Title, in connection with the transaction described in G.F. No. 220007950 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was 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 28th day of March, 2022

Nathan Alan Fare
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. E. SHEET 83B

- CC# 8514489, CC# 8517056, CC# 8525385, CC#9627408,
- CC# 9629002, CC# 9709983, CC# 99006162, CC# 2006083697,
- CC# 2008081260, CC# 2008083033, CC# 2008083034,
- CC# 2008083035, CC#2010043147, CC# 2011017976,
- CC# 2011104294, CC# 2011104295, CC# 2011104296,
- CC# 2012070714, CC# 2013046811, CC# 2013073816,
- CC# 2013077854, CC# 2014008488, CC# 2015073064,
- CC# 2018020113, CC# 2018096297, CC# 2018106849,
- CC# 2018113784, CC# 2021114947, CC# 2020125312

NOTES: BEARINGS ARE BASED ON TEASWOOD RECORDED IN CABINET E, SHEET 83B, M.R.M.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



NOTE: According to the F.I.R.M. in Map No. 48339C0360G, this property does lie in Zone X & A and DOES 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 ROD FOUND
○	3/8" ROD FOUND
□	FENCE POST CORNER
□	"x" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
●	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	FIRE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

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METES AND BOUNDS SURVEY
JAMES EDWARDS SURVEY, ABSTRACT NO. 190
MONTGOMERY COUNTY, TEXAS
TEASWOOD DRIVE

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	3/28/2022	2205835	SEE CERT.	TO