



C.B. STEWART DRIVE
(R-O-W VARIES)
CAB. Y, SHT. 49 M.R.M.C.T.

- Notes:
- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
 - 2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639" unless otherwise noted.
 - 3) This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under G.F. number 2233218 with an effective date of April 10, 2022. This surveyor has not abstracted the subject tract.
- Schedule B 10(B): Building setback line(s) and easement(s), as imposed by the map and dedication recorded in Cabinet Y, Sheet 49 of the Map Records of Montgomery County, Texas. (Shown on Survey)
- Schedule B 10(C): All terms, conditions, provisions and easements in that certain Mutual and Reciprocal Easement Agreement for Utilities, recorded in/under Clerk's File No. 2004110202 of the Real Property Records of Montgomery County, Texas.
- Schedule B 10(D): All terms, conditions, provisions and easements in that certain Reciprocal Use Agreement recorded under Clerk's File No. 2005051742 of the Real Property Records of Montgomery County, Texas. (Blanket)
- Schedule B 10(E): All terms, conditions, and provisions of that certain Easement recorded under Clerk's File No. 2007077474 of the Real Property Records of Montgomery County, Texas. (Shown on Survey)
- Schedule B 10(F): All terms, conditions, provisions and easements in that certain Mutual and Reciprocal Access Easement Agreement recorded under Clerk's File No. 2017100744 of the Real Property Records of Montgomery County, Texas. (Shown on Survey)

LAND TITLE SURVEY
(TRACT 1) RESTRICTED RESERVE "F" OF BUFFALO RUN, SECTION 1
(TRACT 2) NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS DRIVEWAY LOCATED IN RESTRICTED RESERVE "G" OF BUFFALO RUN SECTION 1
(TRACT 3) 0.253 ACRE OF LAND ACCESS EASEMENT OUT OF RESTRICTED RESERVE "E" OF BUFFALO RUN SECTION 1
(TRACT 4) 0.3477 ACRE OF LAND ACCESS EASEMENT IN THE JOHN CORNER SURVEY, A-8

MONTGOMERY COUNTY, TEXAS REF: Cab. Y, Sht. 49 MAP RECORDS
Scale: 1" = 60' Date: May 3, 2022

To: FNE Realty, LLC and Stewart Title Guaranty Company Exclusively,

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.

Taren Hanks
Taren Hanks
Registered Professional
Land Surveyor No. 6787



Line Table		
Line #	Bearing	Distance
L1	N87° 22' 26"W	33.44
L2	S84° 50' 48"E	66.08
L3	S73° 48' 04"E	46.41

State Highway 105
(R.O.W. Varies)
CAUSE NO. 1876 C.M.M.C.T.
C.C.F.N. 99060454
R.P.R.M.C.T.

GF# 2233218 File # 07-T-92 (AC) Book LL Pg.
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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