| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 67°59'19" E | 210.95' |
| L2 | S 01°08'02" W | 64.90' |

Notes:
1. Basis of bearings: the East line of the subject property per the recorded deed.
2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.

OHE - Overhead Electric Line

Power Pole

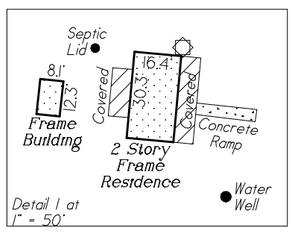
-S---S- = CHAIN LINK FENCE

-X---X- = WIRE FENCE

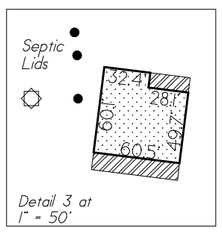
This property lies within ZONE 'X' & 'AE' as SCALED from FEMA Map Panel Number 48339C0485-G, dated August 18, 2014.

THIS MEANS THAT PART OF THE SUBJECT PROPERTY SCALES WITHIN THE 100 YEAR FLOOD PLAIN.

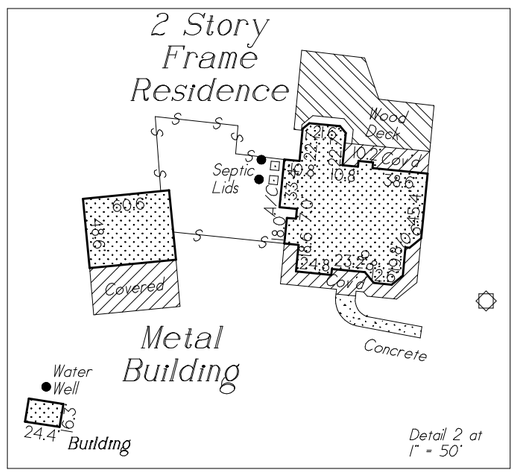
This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



Detail 1 at 1" = 50'



Detail 3 at 1" = 50'



Detail 2 at 1" = 50'

CALLED 15.000 ACRES
CF NO. 9701763
R.P.R.M.C.T.

S 89°59'15" E 491.46'

POINT OF BEGINNING
Found 3/4" Iron Rod
Controlling Monument

Found 5/8" Iron Rod

OHE
Telephone Pedestal

18.9'
43.3'
See Detail 1

AT&T Cable Marker

Covered

Cable Tie Down

Crushed Concrete

Cell Tower Area

Cable Tie Down

Cable Tie down

OHE
AT&T Cable Marker

AT&T Cable Marker

N 00°04'41" E 660.22'

S 00°31'38" E 717.83'

DIRECTIONAL CONTROL

MOORE ROAD
PRESCRIPTIVE R.O.W.

AT&T Cable Marker

Telephone Pedestal

S 00°36'31" W 363.92'

LAKE WINDCREST
SECTION 2
CAB. K, SHEET 31
M.R.M.C.T.

45

1

15.000 Acres

OUT OF AND PART OF A
CALLED 19.506 ACRES
CF NO. 9824389
R.P.R.M.C.T.

Found 5/8" Iron Rod

L1

Found 5/8" Iron Rod

CALLED 5.000 ACRES
CF NO. 9827450
R.P.R.M.C.T.

N 00°11'29" W 401.02'

N 89°28'03" W 688.08'

L2

Monument to be Set

Monument to be Set

Monument to be Set

193.67'

169.65'

324.77'

Monument to be Set

1.181 Acres

1.098 Acres

2.227 Acres

N 00°13'56" W 247.50'

S 00°13'56" E 289.32'

64.90'

254.27'

See Detail 3

Septic Lids

22.7'

55.8'

17.7'

Gravel Drive

See Detail 2

Wood Deck

Covered

Septic Lids

26.6'

Concrete

Concrete Driveway

Water Well

Building

OUT OF AND PART OF A
CALLED 19.506 ACRES
CF NO. 9824389
R.P.R.M.C.T.

139.2'

OUT OF AND PART OF A
CALLED 19.506 ACRES
CF NO. 9824389
R.P.R.M.C.T.

172.67'

Found 5/8" Iron Rod

71.07'

124.15'

Found 5/8" Iron Rod

Monument to be Set

N 84°28'51" W 170.49'

Monument to be Set

314.89'

Found 5/8" Iron Rod
Controlling Monument

POINT OF BEGINNING

POINT OF COMMENCEMENT

DOBBIN HUFSMITH
60' R.O.W.

**Being a 1.098 acre tract of land situated in the John H. Smith Survey, Abstract Number 533, of Montgomery County, Texas and being out of and part of a called 19.506 acres as described in deed recorded in Clerk's File Number 9824389 of the Real Property Records of Montgomery County, Texas; said 1.098 acres being more particularly described by metes and bounds attached.**

**Being a 15.000 acre tract of land situated in the John H. Smith Survey, Abstract Number 533, of Montgomery County, Texas, and being out of and part of a called 19.506 acres as described in deed recorded in Clerk's File Number 9824389 of the Real Property Records of Montgomery County, Texas; said 15.000 acres being more particularly described by metes and bounds attached.**

| | | | |
|---|---|---|---|
| Date: June 26, 2017 | | GF No. n/a | |
| Job No. 17-0234C | | Scale: 1" = 100' (18 x 24) | |
| Address: off of Dobbin Huffsmith | | | Drawn By: RM |
| City, State Magnolia, Texas | | Zip: 77354 | Rev: 0 |


C & C Surveying, Inc.
7424 F.M. 1488, Suite A, Magnolia, Texas 77354
Office: 281-259-4377 Metro: 281-356-5172
Fax: 281-356-1935
Email: onesurveyatatime@sbcglobal.net


STATE OF TEXAS
REGISTERED
STEVEN L. CREWS
4141
PROFESSIONAL
LAND SURVEYOR

R.P.L.S. Seal

Certified To: Brenda Bates
Client: Brenda Bates

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Hugh W. Clarkson R.P.L.S. # 4113