

Lot 2
BLOCK 1
VERANDA OAKS ESTATES
File No. 2012065264
Cab. Z, sheet 2235, M CPR

Lot 3

David Carl Lea, Jr.
Call 26961 ac.
Doc. 202019139, MCOPR

IR. 11
N 78°54'57" E 365.99
Private Asphalt Drive
Point in Bedford Lane
Fnd. 5/8" I. rod for ref.
6" under in free root
N 58°46'W- 23.67

Fnd. 1/2" I. rod
N 84°44'02"E 275.86
Set 5/8" I. rod
with plastic cap
75.00
N 05°09'58"W 152.61
50' BSL
Point in center
Bedford Lane
Fnd. 5/8" I. rod for ref.
N 58°46'W- 23.67

CUMBERLAND ESTATES
UNRECORDED SUBD.

SURVEYED 10.64 AC

Veranda Oaks Estates, L.L.C.
Call 18164 ac.
Doc. 2015117713, MCOPR

Out of Veranda Oaks Estates, LLC
(1.65 Ac.)
N 05°09'58"W 957.22

Pattie Sue Moore
Call 9.2296 Ac.
Doc. 201112219, MCOPR

IR. 6

Two Story
Wood Frame Res.
Brick Walk
Pool
Wood Pier
Cov. Rec. Deck
Wtr. Well Shed

Douglas N. Smith
Call 21868 ac.
Doc. 9146956, MCOPR

IR. 8

Nancy H. Caldwell, Trustee
Call 1.8684 ac.
Doc. 2000076342, MCOPR

IR. 7

40 Ft. Wide (0.896 Ac.)
Road R.O.W. Dedication
V. 946, p. 160, MCOPR

Asphalt Surfaced Private Road
BEDFORD LANE

Point in center
Bedford Lane
Fnd. 5/8" I. rod for ref.
N 58°46'W- 23.67

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OLD CONROE ROAD
AKA OLD MAGNOLIA ROAD
(Called 60 Ft. R.O.W.)

922.76
836.15
S 19°57'33"W

100' Bldg Setback Line (BSL)
100' Bldg Setback Line (BSL)

Set 5/8" I. rod
with plastic cap
75.08
S 87°25'38"W 220.35
145.27
(0.23 Ac.)
Residue
Pattie Sue Moore
86.61
S 87°25'38"W 108.46
N 05°09'58"W 80.08
Fnd. 1/2" I. rod
N 05°09'58"W 152.61

Set 5/8" I. rod
with plastic cap
75.08
S 87°25'38"W 220.35
145.27
(0.23 Ac.)
Residue
Pattie Sue Moore
86.61
S 87°25'38"W 108.46
N 05°09'58"W 80.08
Fnd. 1/2" I. rod
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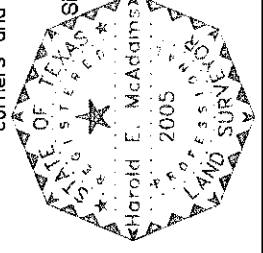
Integrated FM 1488 Holdings, LP
Residue call 15,266 ac.
Doc. No. 20150821/4, MCOPR

RESERVE F
7.081 AC.

WATERMERE WOODLAND LAKES
File No. 2017012, MCOPR
Cab. Z, sheet 4371-4374, MCMR

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed *Harold E. McAdams*
Harold E. McAdams
Registered Professional
Land Surveyor No. 2005
August 7, 2021



NOTES:

- Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone as determined by Global Positioning System (GPS) with NGS OPUS post processing. Distances hereon may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.999997.
- Unless otherwise noted plastic caps referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2005".
- This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 480483 0510G and Map No. 48339C0510G dated August 18, 2014.
- This property is subject to a 16 foot wide (blanket type) underground electrical Easement in favor of Gulf States Utilities recorded in V. 801, p. 589, Official Public Records of Montgomery County, Texas
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown.



PLAT OF SURVEY OF

10.64 ACRE TRACT
OUT OF

PATTIE SUE MOORE
AND

VERANDA OAKS ESTATES, LLC
PROPERTIES

JOHN N. THOMAS SURVEY, A-549
MONTGOMERY COUNTY, TEXAS

AUGUST 2021

SCALE: 1" = 100 FEET
H.E. McADAMS & SON SURVEYING, INC.
Registered Professional Land Surveyors
P.O. Box 5047, Huntsville, Texas 77342
TBPELS Firm No. 10194425

21056-1