

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	35.08'	34.20'	S 05°07'48" W	44°40'00"

Notes:

1. basis of Bearings: The coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.999922545526.
2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not show.
3. Building lines and Utility easements as shown are per CF No. 8400529, 8945830, and 7802266.
4. A letter of approval, as dated August 2, 1999 & recorded in Clerk's File Number 99064415 of the M.C.D.R., States "The house constructed on Lot 35 conforms to the requirements of the deed restrictions of Hunters Point"

--//-- = WOOD FENCE

B.L. = BUILDING LINE

U.E. = UTILITY EASEMENT

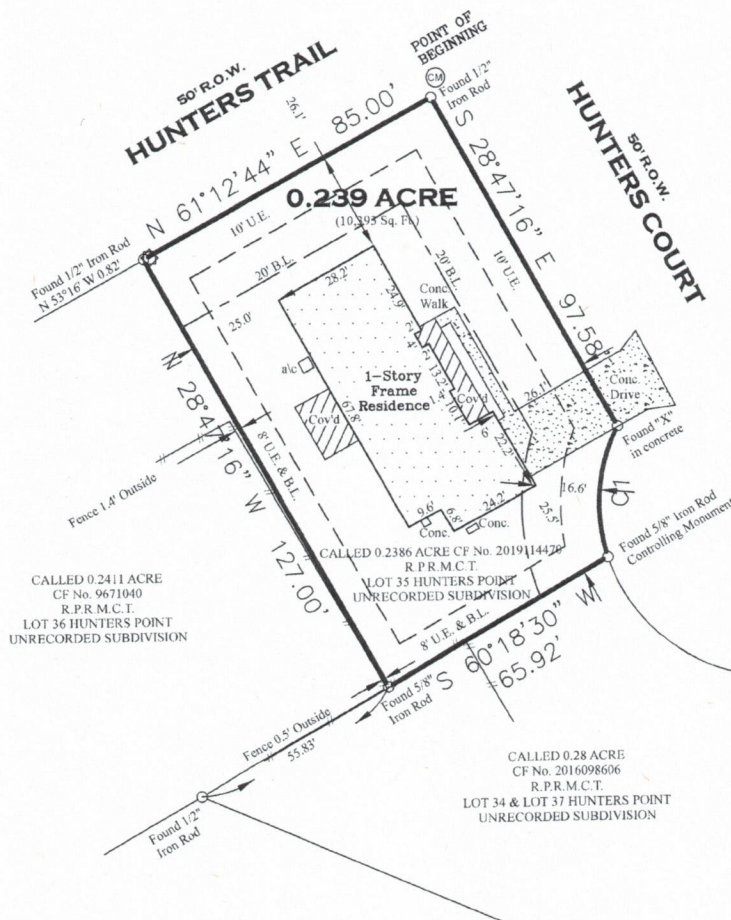
⊙ POWER POLE

⊙ CABLE MARKER

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0225G, dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE 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.



Being a 0.239 acre tract of land situated in the Abraham Pevehouse Survey, Abstract Number 423 of Montgomery County, Texas, and being all of Lot 35, of HUNTERS POINT, an unrecorded subdivision in Montgomery, County, Texas, as described in deed recorded in Clerk's File Number 2019114470 of the Real Property Records of Montgomery County, Texas;

Date: July 10, 2025
 Job No. 25-0190
 Address: 13980 Hunters Court
 City, State: Montgomery, Texas
 Zip: 77356
 GF No. D/S
 Scale: 1" = 30' (11x17)
 Drawn By: RBC
 Rev: 0

C & C SURVEYING, INC.

Firm Number 10009400
 33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
 Office: 281-356-5172
 survey@ccsurveying.com/www.ccsurveying.com



R.P.L.S. Seal

Certified To: Rebecca Duval

Client: Rebecca Duval

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 II SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews R.P.L.S. # 4141

C & C Surveying, Inc.

Firm Number 10009400
33300 Egypt Lane, Suite F200
Magnolia, Texas 77354
Office: 281-259-4377 Metro: 281-356-5172

Metes and Bounds

**0.239 Acre (10,395 Square Feet)
Abraham Pevehouse Survey, Abstract Number 423
Montgomery County, Texas**

Being a 0.239 acre tract of land situated in the Abraham Pevehouse Survey, Abstract Number 423, of Montgomery County, Texas, being all of Lot 35, of Hunters Point, an unrecorded subdivision, and all bearings are based on the Texas Coordinate System, Central Zone;

BEGINNING at a ½ inch iron rod, found for the North corner of the herein described tract, common with the North corner of said Lot 35, of said subdivision, being on the Southwest right-of-way line of Hunters Court (50 feet wide), with the Southeast right-of-way line of Hunters Trail (50 wide), and proceeding:

THENCE, South 28 degrees 47 minutes 16 seconds East, along the Northeast line of the herein described tract, common with the Northeast line of said of Lot 35 and being the Southwest right-of-way line of Hunters Court, a distance of 97.58 feet, to a "X" in concrete, found for the Northeast corner of the herein described tract, being the Northeast corner of said Lot 35, and being the beginning of a non-tangent curve to the left;

THENCE, along the East line of the herein described tract, common with the East line of Lot 35, being the West right-of-way line of Hunters Court, and along said curve to the left having a radius of 45.00 feet, an arc distance of 35.08 feet, and a chord bearing of South 05 degrees 07 minutes 48 seconds West, 34.20 feet, to a 5/8 inch iron rod, found for the Southeast corner of the herein described tract, being the Southeast corner of Lot 35, and being the North corner of a called 0.28 acre tract, known as Lot 37 of said subdivision, as recorded in Clerk's File Number 2016-098606 of the Real Property Records of Montgomery County;

THENCE, South 60 degrees 18 minutes 30 seconds West, along the Southeast line of the herein described tract, common with the Southeast line of Lot 35, being the Northwest line of said called 0.28 acre tract, a distance of 65.92 feet, to a 5/8 inch iron rod, found for the South corner of the herein described tract, being the South corner of Lot 35, also being the East corner of a called 0.2411 acre tract, known as Lot 36 of said subdivision, as recorded in Clerk's File Number 9671040 of the Real Property Records of Montgomery County;

THENCE, North 28 degrees 47 minutes 16 seconds West, along the Southwest line of the herein described tract, common with the Southwest line of Lot 35 and being the Northeast line of Lot 36, a distance of 127.00 feet, to a point for the West corner of the herein described tract, being the West corner of Lot 35, also being the North corner of Lot 36, and being on the Southeast right-of-way line of the aforementioned Hunters Trail, and from said point for corner a 1/2 inch iron rod, found bears North 53 degrees 16 minutes West, 0.82 feet;

THENCE, North 61 degrees 12 minutes 44 seconds East, along the Northwest line of the herein described tract, common with the Northwest line of Lot 35, and being the Southeast right-of-way line of Hunters Trail, a distance of 85.00 feet, back to the **POINT OF BEGINNING** and containing 0.239 acre of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated July 10, 2025.

Hugh W. Clarkson

Hugh W. Clarkson, Registered Professional Land Surveyor, Number 4113

25-0190

07/10/2025

