

LEGEND:

B = BOLLARD
CA = COVERED AREA
CP = CAST IRON PIPE
CLF = CHAIN LINK FENCE
CP = CABLE FEEDER
D.R.M.C. = DEED RECORDS OF MONTGOMERY COUNTY
EJB = ELECTRIC JUNCTION BOX
FND = FOUND
G = GATE INLET
GP = GATE POST
LC = IRON ROD
LS = LIGHT STANDARD
MB = METER BOX
M.C.C.F. NO. = MONTGOMERY COUNTY CLERK'S FILE NUMBER
M.R.M.C. = MAP RECORDS OF MONTGOMERY COUNTY
NGM = NATURAL GAS MARKER
LS = LIGHT STANDARD
MB = METER BOX
MH = MANHOLE
MTB = METAL BOX
PP = POWER POLE
SL = SEPTIC LID
SP = SERVICE POLE
STP = STEEL POLE
TP = TELEPHONE FEEDER
UCM = UNDERGROUND CABLE MARKER
WG = WOOD STAKE

LINE	DISTANCE	BEARING
L1	25.67'	S 39°35'37" E
L2	29.87'	S 89°52'16" E

(30.70')



P.M. 1488 (150' R.O.W.)

RESIDUE OF TRACT B
SWEET GUM FOREST
AN UNRECORDED SUBDIVISION
CALLED 1.06 ACRES
M.C.C.F. NO. 9628353
M.C.C.F. NO. 8218609

LOT 14
SWEET GUM FOREST
AN UNRECORDED SUBDIVISION
CALLED 0.54 ACRES
M.C.C.F. NO. 99083578

LOT 1
SWEET GUM FOREST
AN UNRECORDED SUBDIVISION
CALLED 0.68 ACRES
M.C.C.F. NO. 8200057

0.9675 OF ONE ACRE
42,146 SQUARE FEET
PORTION OF
1.083 ACRES
M.C.C.F. NO. 2008-101239
PORTION OF
TRACT A
SWEET GUM FOREST
AN UNRECORDED SUBDIVISION

CALLED 1.500 ACRES
M.C.C.F. NO. 2008-128559

NOTES:

- This survey was performed in connection with the commitment for the insurance furnished by Fidelity National Title Insurance Company, L.P., No. 7711-18-FAH1400755A, Dated: September 23, 2014.
- Bearing orientation based on the Southerly line of that certain called 1.283 acres of land described in deed and recorded under M.C.C.F. No. 2009-101239.
- Surveyor did not abstract tract.
- () indicates deed or plot call.
- Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480483 5510 G for Montgomery County, Texas dated August 18, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- Subject to unobstructed aerial easements 5' wide from a plane 20' above the ground upward located on both sides of and adjoining the 10' wide easement as recorded under Volume 720, Page 680 D.R.M.C.
- Tract subject to an Easement for public utilities as may already be existing or as may become necessary for providing utilities for Sweet Gum Forest, Tract also subject to dedication of a public road easement for existing roads, Volume 721, Page 74 D.R.M.C.
- Tract being more particularly described by separate metes and bounds. See HSC File number A06-018.600.

I hereby certify to Mike Humphrey and Fidelity National Title Insurance Company that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1 Survey.



Harry H. Hoivis IV
Registered Professional Land Surveyor

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Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

LAND TITLE SURVEY OF 0.9675 OF ONE ACRE OF LAND, BEING A PORTION OF TRACT A OF SWEET GUM FOREST, AN UNRECORDED SUBDIVISION SITUATED IN THE THOMAS TAYLOR SURVEY, ABSTRACT NUMBER 946, MONTGOMERY COUNTY, TEXAS.

0601860.DWG DATE: NOVEMBER 11, 2014 SCALE: 1" = 20' JOB NO. 06-018-60 HSC 02515-E