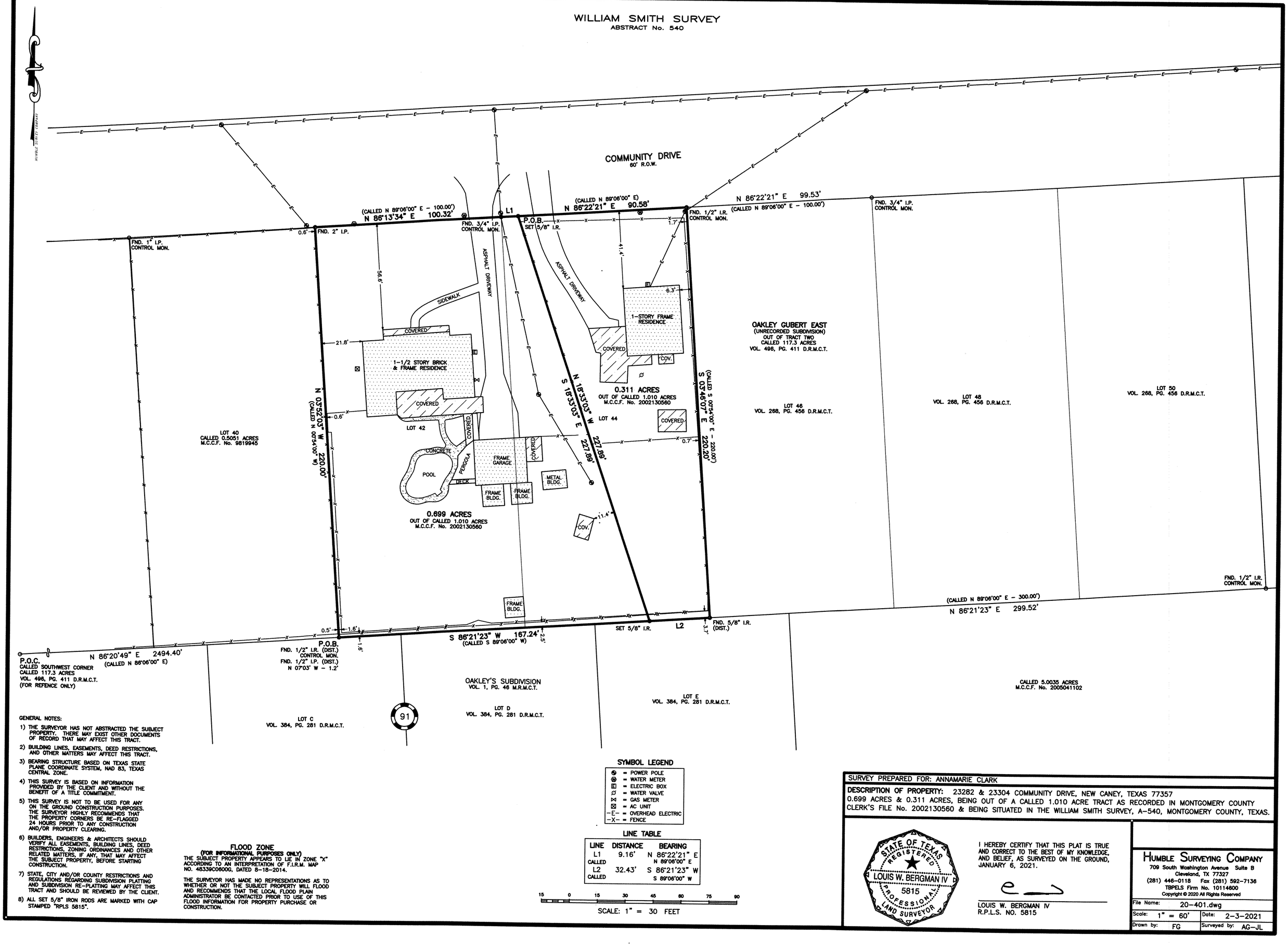
WILLIAM SMITH SURVEY
ABSTRACT No. 540



GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS TRACT.
2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
4) THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
6) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
7) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBDIVISION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.
8) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48339C0800G, DATED 8-18-2014.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SYMBOL LEGEND

⊕	= POWER POLE
Ⓦ	= WATER METER
Ⓔ	= ELECTRIC BOX
⌀	= WATER VALVE
⋈	= GAS METER
⊠	= AC UNIT
-E-	= OVERHEAD ELECTRIC
-X-	= FENCE

LINE TABLE

LINE	DISTANCE	BEARING
L1	9.16'	N 86°22'21" E
CALLED		N 89°06'00" E
L2	32.43'	S 86°21'23" W
CALLED		S 89°06'00" W

SURVEY PREPARED FOR: ANNAMARIE CLARK

DESCRIPTION OF PROPERTY: 23282 & 23304 COMMUNITY DRIVE, NEW CANEY, TEXAS 77357
0.699 ACRES & 0.311 ACRES, BEING OUT OF A CALLED 1.010 ACRE TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 2002130560 & BEING SITUATED IN THE WILLIAM SMITH SURVEY, A-540, MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS REGISTERED LOUIS W. BERGMAN IV 5815 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, JANUARY 6, 2021.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

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TBPELS Firm No. 10114600

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File Name:	20-401.dwg		
Scale:	1" = 60'	Date:	2-3-2021
Drawn by:	FG	Surveyed by:	AG-JL