

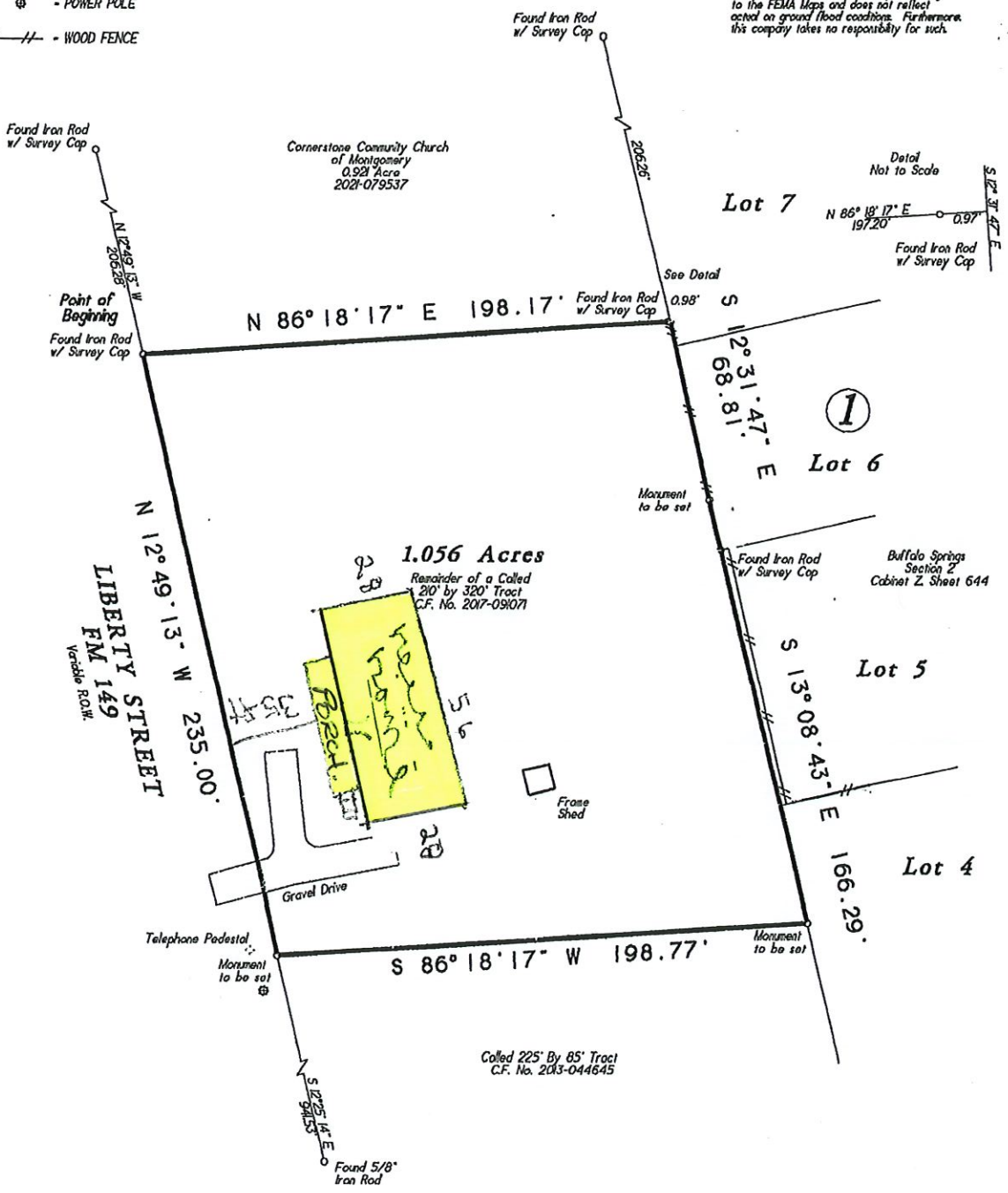
Notes:
 1. Basis of bearings: West line of east adjoining property.
 2. Easements and utility lines as shown are per the recorded plat.
 3. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.

⊕ - POWER POLE
 -// - WOOD FENCE

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0200G dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAN.

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



Being a 1.056 acre tract of land situated in the John Corner Survey, Abstract Number 8, Montgomery County, Texas, and the same tract as described in deed recorded in Clerk's File Number 2017-091071 of the Real Property Records of Montgomery County, Texas;

Date August 11, 2022	City N/A
Job No. 22-0037	Scale 1" = 40' (Actual)
Address 14922 Liberty Street	Drawn By: DJ
City/State Montgomery, Texas	Rev. #



Ordered For: Sherhonda Hughes
 Client: Sherhonda Hughes

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 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS BOARD OF PRACTICE REQUIREMENTS FOR A CATEGORY 3A, CONDITION III, LEVEL SURVEY AND SURVEY, AND THAT THERE ARE NO DEFICIENCIES REQUIRING CORRECTION.

[Signature]
 Steven L. Crews RPLS #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

1.056 Acres

John Corner Survey, Abstract 8 Montgomery County, Texas

Being a 1.056 acre tract of land situated in the John Corner Survey, Abstract Number 8, of Montgomery County, Texas, being the remainder of a called 210 foot by 320 foot tract as described in deed recorded in Clerk's File Number 2017-091071, of the Real Property Records of Montgomery County, Texas; said 1.056 acres being more particularly described as follows with all bearings based on Buffalo Springs, Section 2, as recorded in Cabinet "Z", Sheet 644 of the Plat Records of Montgomery County;

BEGINNING at an iron rod with survey cap, found for the Northwest corner of the herein described tract, common with the Southwest corner of a called 0.921 acre tract, as described in deed recorded in Clerk's File Number 2021-079537 of the Real Property Records of Montgomery County, and being on the East right-of-way line of FM Highway 149 (variable width), also known as Liberty Street, and proceeding:

THENCE, North 86 degrees 18 minutes 17 seconds East, along the North line of the herein described tract, common with the North line of said 210 foot by 320 foot tract, being the South line of said called 0.921 acre tract, and departing said FM Highway 149, at a distance of 197.20 feet, passing an iron rod with survey cap, found for reference, in all a total distance of 198.17 feet, to a point for the Northeast corner of the herein described tract, common with the Northeast corner of said 210 foot by 320 foot tract, and being on the West line of said Buffalo Springs, Section 2;

THENCE, South 12 degrees 31 minutes 47 seconds East, along the East line of the herein described tract, common with the East line of said 210 foot by 320 foot tract, and being the West line of said Buffalo Springs, Section 2, a distance of 68.81 feet, to an angle point of the herein described tract;

THENCE, South 13 degrees 08 minutes 43 seconds East, continuing along the East line of the herein described tract, common with the East line of said 210 foot by 320 foot tract, being the West line of said Buffalo Springs, Section 2, a distance of 166.29 feet, to a point for the Southeast corner of the herein described tract, and the Northeast corner of a called 225 foot by 85 foot tract of land as recorded in Clerk's File Number 2013-044645 of the Real Property Records of Montgomery County;

THENCE, South 86 degrees 18 minutes 17 seconds West, along the South line of the herein described tract, severing said called 210 foot by 320 foot tract, and along the North line of said called 225 foot by 85 foot tract of land, a distance of 198.77 feet, to a point for the Southwest corner of the herein described tract, common with the East right-of-way line of aforementioned FM Highway 149;

THENCE, North 12 degrees 49 minutes 13 seconds West, along the West line of the herein described tract, common with the East right-of-way line of FM Highway 149, a distance of 235.00 feet, back to the **POINT OF BEGINNING** and containing 1.056 acres of land.

Hugh W. Clarkson

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

22-0037

08/11/2022

