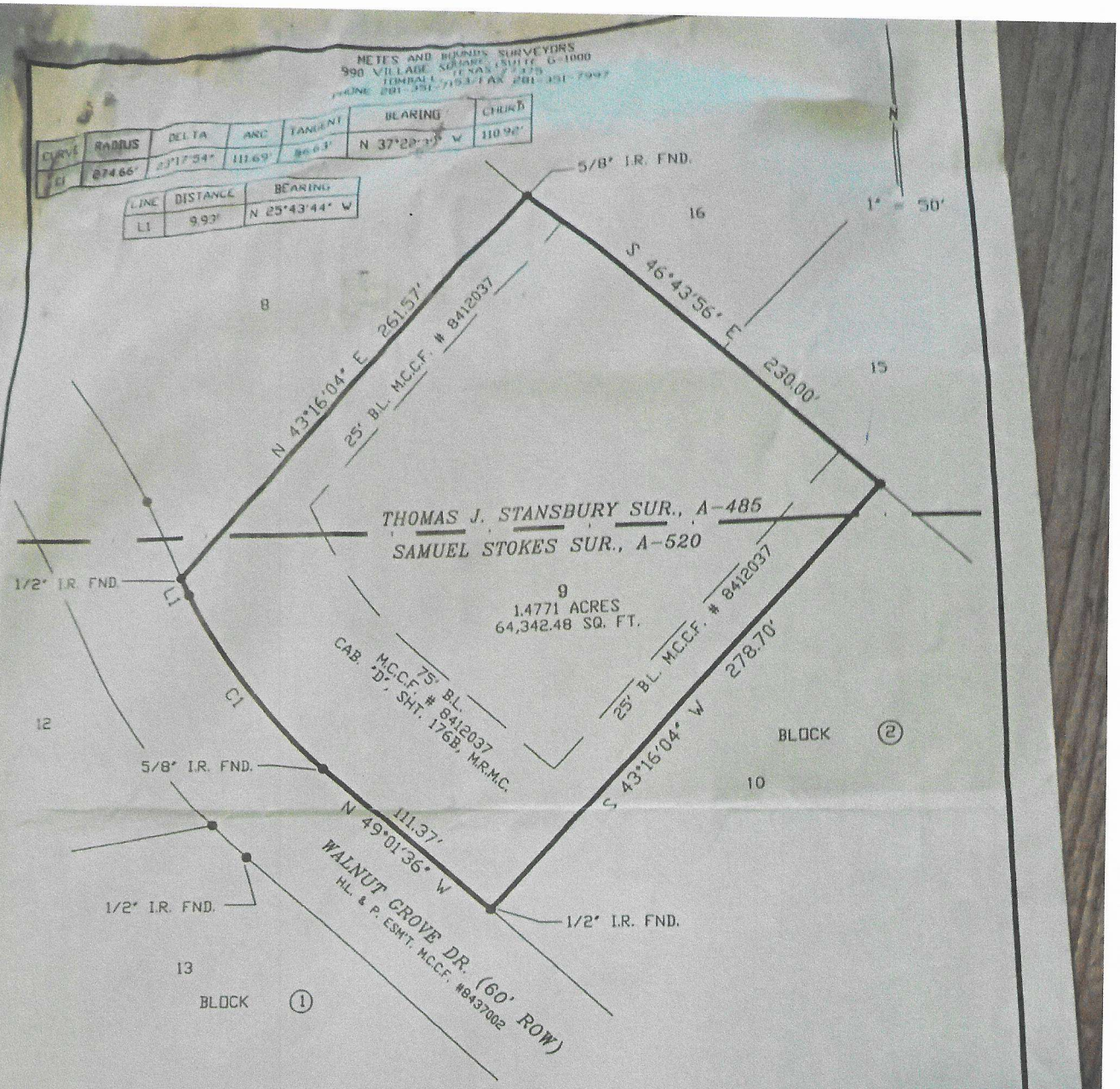
METES AND BOUNDS SURVEYORS
990 VILLAGE SQUARE (SUITE G-1000)
TOMBALL, TEXAS 77375
PHONE 281-351-7193 / FAX 281-351-7997

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	274.66'	23°17'54"	111.69'	56.63'	N 37°22'[illegible]" W	110.92'

LINE	DISTANCE	BEARING
L1	9.93'	N 25°43'44" W



NOTES:
1. = ● 3/4" IRON ROD w/PLASTIC CAP SET UNLESS OTHERWISE NOTED.
2. 100 YEAR FLOOD PLAIN LIMIT TAKEN FROM RECORDED PLAT.
3. ROADS ARE DEDICATED BY M.C.C.F. # 8345693.

PLAT OF PROPERTY

PREPARED FOR
SMART PARTNERS, LLC.

PLAT SHOWING SURVEY OF LOT 9 (1.4771 ACRES), BLOCK 2, OF WALNUT GROVE, SECTION 1, SUBDIVISION, RECORDED IN CABINET "D", SHEET 176B, M.R.M.C., SITUATED IN THE THOMAS J. STANSBURY SURVEY, ABSTRACT 485, AND THE SAMUEL STOKES SURVEY, ABSTRACT 520, MONTGOMERY COUNTY, TEXAS.

ALL BEARINGS AND COORDINATES ARE REFERRED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, DEFINED IN THE TEXAS NATURAL RESOURCES CODE, SECTION 20.071, ET. SEQ. AND ARE BASED ON THE PUBLISHED POSITION (2001 ADJ.) OF NOAA/NGS STATION COOPERATIVE CORS STATION WLA 1, TO CONVERT THE SURFACE DISTANCE TO GRID DISTANCE, MULTIPLY BY A COMBINATION SCALE FACTOR OF 0.999951143.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, MAP NUMBER 48339C0489 F; EFFECTIVE DATE: DECEMBER 19, 1996, SHOWS THIS TRACT TO BE IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION III SURVEY.

12/20/2006
JOHN A. GRIFFIN
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4941

DATED: DECEMBER 19, 2006

STATE OF TEXAS REGISTERED JOHN A. GRIFFIN 4941 PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 2006-001-9 BLOCK 2