

LINE	BEARING	DISTANCE
L1	S 88°49'51" W	7.68'
L2	S 86°36'11" W	7.68'

CRIPPLE CREEK FARMS, SECTION ONE
(VOL. 7, PG. 47)

PEBBLEWOOD LANE

(60' R.O.W.)
(UNIMPROVED ROAD)



0.5213 Acre (22,710 Square Feet)
E.R. Hale Survey, Abstract Number 264
Montgomery County, Texas

BEING a 0.5213 acre (22,710 Sq. Ft.) tract of land situated in the E.R. Hale Survey, A-264, Montgomery County, Texas; being all of Lot 16 and a part of Lot 17, Cripple Creek Farms, Section 1, a subdivision of record in Volume 7, Page 47, Map Records, Montgomery County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north right-of-way (R.O.W.) line of Quail Hollow Lane (60 feet wide) marking the southwest corner of that called tract conveyed to Adam Lopez by deed of record under Image Code 702-10-2524, Deed Records, Montgomery County, Texas (D.R.M.C.T.); marking the southeast corner the herein described tract;

THENCE, S 86°36'11" W, 77.11 feet with the north R.O.W. line of said Quail Hollow Lane to a 1/2-inch iron rod with cap stamped "OSC" set marking the southwest corner of the herein described tract;

THENCE, N 03°23'49" W, 280.11 feet with the west R.O.W. line of Cripple Creek Drive (60 feet wide) to a 1/2-inch iron rod with cap stamped "OSC" set marking the northwest corner of the herein described tract;

THENCE, N 86°36'11" E, 85.00 feet with the south R.O.W. line of Pebblewood Lane (60 feet wide) to a 5/8-inch iron rod found marking the northeast corner of the herein described tract;

THENCE, S 03°23'49" E, 140.00 feet with the west line of the aforementioned Lopez tract to a 1/2-inch iron rod with cap stamped "OSC" set marking an east corner of the herein described tract;

THENCE, S 86°36'11" W, 7.68 feet with the west line of said Lopez tract to a 1/2-inch iron rod with cap stamped "OSC" set marking an east corner of the herein described tract;

THENCE, S 03°18'39" E, 140.00 feet with the east line of said Lopez tract to the **POINT OF BEGINNING** and **CONTAINING** 0.5213 acre (22,710 Sq. Ft.) of land.

0.5213 ACRE TRACT
(A.K.A. LOT 16 & 17-B)
(CF NO. 9202148)
22,710 SQ. FT.

ADAM LOPEZ
LOTS 15, 18 & E. 8.5' LOT 17
(IMAGE CODE NO. 702-10-2524)

ADAM LOPEZ
LOTS 15, 18 & E. 8.5' LOT 17
(IMAGE CODE NO. 702-10-2524)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- HIGH BANK
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- CABLE PEDESTAL
- POWER POLE
- SERVICE POLE
- GUY ANCHOR
- CM CONTROL MONUMENT

GRAPHIC SCALE



FLOOD INFORMATION
FIRM: 48339C PANEL: 0495 G
REV. DATE: 08/18/2014
ZONE: "SHADED X & AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CRIPPLE CREEK FARMS, SECTION ONE
(VOL. 7, PG. 47)
CRIPPLE CREEK DRIVE
(60' R.O.W.)

CRIPPLE CREEK FARMS
SECTION ONE
(VOL. 7, PG. 47)
LOTS 19 & 20

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALAMO TITLE COMPANY - VILLAGE SQUARE DR. and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.5213 ACRE PARCEL OF LAND recorded in Clerk's File 9202148, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the E. R. HALE SURVEY, A-264
Borrower/Owner: ---
Address: 12118 QUAIL HOLLOW LN., PINEHURST, TX 77362 GF No. ATCH-16-ATCH26150761R

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALAMO TITLE INSURANCE GF NO. ATCH-16-ATCH26150761R ISSUED ON 04/17/26.

BASIS OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

EASEMENT AS RECORDED IN VOLUME 565, PAGE 374, DEED RECORDS, MONTGOMERY COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY, AND THERE IS NO EVIDENCE AS TO ITS LOCATION ON THE GROUND.

EASEMENT AS RECORDED IN CLERK'S FILE NO. 9021577, MONTGOMERY COUNTY, TEXAS.

"LAND TITLE" SURVEY			
JOB NO.:	NO.	REVISION	DATE
2604051402			
DATE:	04/21/26		
DRAWN BY:	MS/AMV		
APPROVED BY:	RRR		

Rodric R. Reese

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

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Rodric R. Reese



04-23-26