

Doris Sorella
called 18 acres
C.F. # 2001012880
O.P.R.M.C.T.

CLARK BEACH SURVEY ABSTRACT No. 79

REGISTER
201817
FOR: RANDY R. SMITH and TRACY L. SMITH
P.M. 1485
COMAL, TEXAS 77202

BEING a 16.842 acre tract of land situated in the Clark Beach Survey, Abstract No. 79, Montgomery County, Texas, being comprised of a portion of that certain called 15.229 (net) acre tract described as in instrument to Larry Hughes, recorded in Clerk's File No. 2022408 of the Real Property Records of Montgomery County, Texas (O.P.R.M.C.T.), and a portion of the remainder of a called 5 acre tract described in instrument to Larry Hughes, recorded in Clerk's File No. 2005-062189 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 16.842 acre tract being more particularly described by attached maps and bounds description.

BEING a 3.442 acre tract of land situated in the Clark Beach Survey, Abstract No. 79, Montgomery County, Texas, being comprised of a portion of that certain called 16.842 (net) acre tract described as in instrument to Larry Hughes, recorded in Clerk's File No. 2022408 of the Real Property Records of Montgomery County, Texas (O.P.R.M.C.T.), and a portion of the remainder of a called 5 acre tract described in instrument to Larry Hughes, recorded in Clerk's File No. 2005-062189 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 3.442 acre tract being more particularly described by attached maps and bounds description.

Record date as shown herein was fully relied upon and taken from a Certificate for Title Insurance issued by the following qualified provider:
GM Republic National Title Ins. Co.
C.F. No. 1802410
Effective date: 04/24/2018

The Subject Tract(s) as shown herein may be subject to the following restrictive covenants of record:

1. 60' R.O.W. cont. per (W./H.) 520/33, 520/35, 524/300 & 553/766, M.C.D.R.
2. Those as per 1/24, M.C.D.R.
3. R.O.W. to State of Texas per 287/315, M.C.D.R.
4. Cont. to G.S.M. per 071/51, M.C.D.R.
5. Cont. to G.S.M. per C.F. #2006570, O.P.R.M.C.T.

Joe McDuff
called 24 acres
C.F. # 200508
O.P.R.M.C.T.

16.842 ACRES

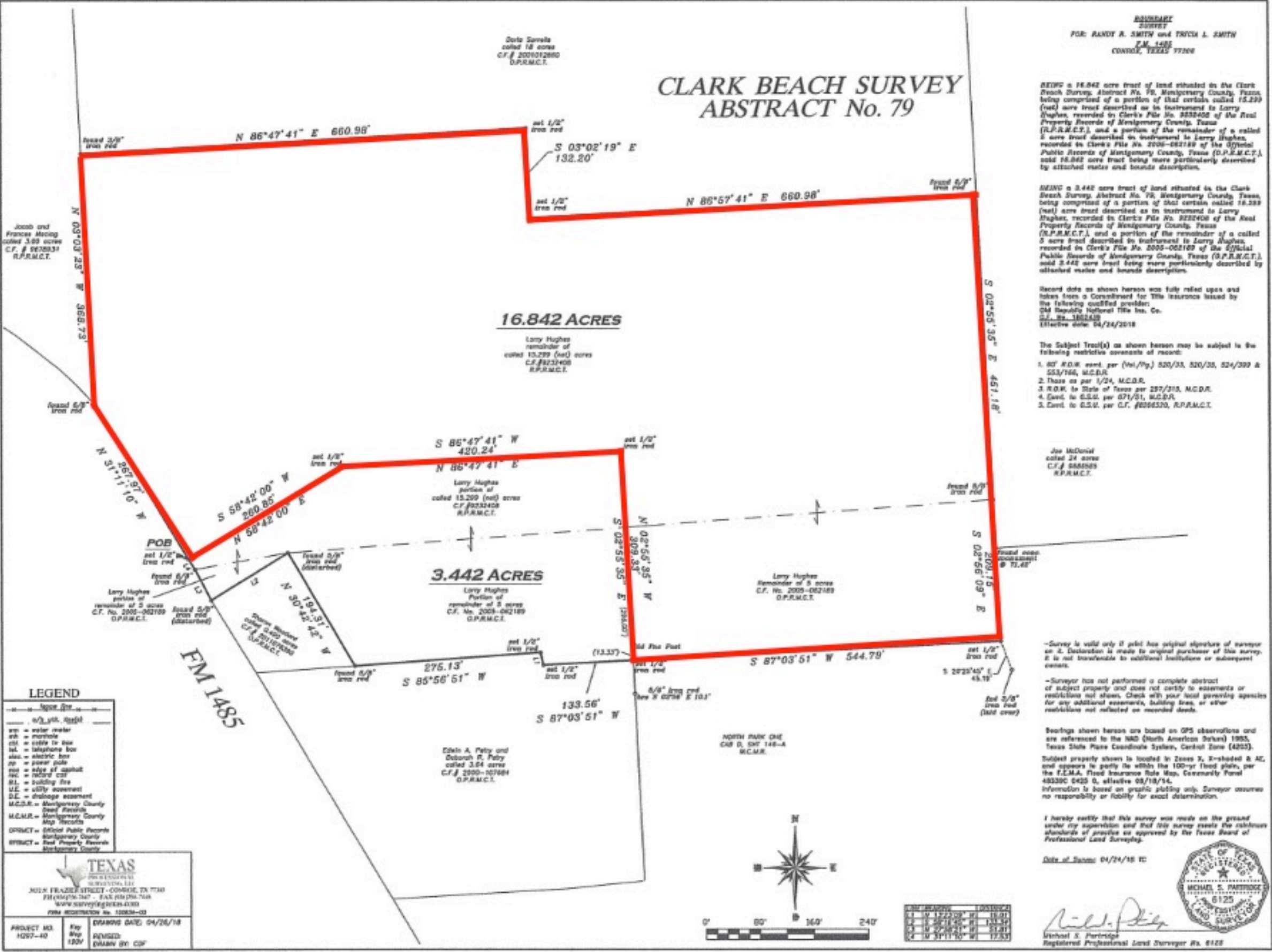
Larry Hughes
remainder of
called 15.229 (net) acres
C.F. #2022408
O.P.R.M.C.T.

3.442 ACRES

Larry Hughes
Portion of
remainder of 5 acres
C.F. No. 2005-062189
O.P.R.M.C.T.

Edin A. Pety and
Dorothy T. Pety
called 3.24 acres
C.F. # 2000-107484
O.P.R.M.C.T.

NORTH PARK ONE
C&S D, SHT 148-A
M.C.M.R.



LEGEND

---	Survey line
---	1/2" iron rod
---	5/8" iron rod
---	water meter
---	manhole
---	cable to box
---	telephone box
---	electric box
---	power pole
---	edge of asphalt
---	record cap
---	building line
---	utility easement
---	drainage easement
---	M.C.D.R. - Montgomery County Deed Records
---	M.C.M.R. - Montgomery County Map Records
---	OPRMCT - Official Public Records Montgomery County
---	RPBMCT - Real Property Records Montgomery County

TEXAS
SURVEYORS
INCORPORATED
2015 FRAZER STREET - COMAL, TX 77021
PH (512) 766-7467 - FAX (512) 766-7468
www.surveyingtx.com
P.M. 1485-03
100834-03

PROJECT NO. 1097-40
REVISED: 04/26/18
DRAWN BY: CDF

-Survey is valid only if joint has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

Bearings shown herein are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

Subject property shown is located in Zones 3, 8-shaded & AC, and appears to qualify for within the 100-yr flood plain, per the F.E.M.A. Flood Insurance Rate Map, Community Panel 40339C 0405 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 04/24/18 TC

Michael S. Partridge
Registered Professional Land Surveyor No. 8125

LINE	BEARING	DISTANCE	REMARKS
1	N 86°47'41" E	660.98'	Iron rod
2	S 03°02'19" E	132.20'	Iron rod
3	N 86°57'41" E	660.98'	Iron rod
4	S 02°50'35" E	451.18'	Iron rod
5	S 02°56'09" W	209.15'	Iron rod
6	S 87°03'51" W	544.79'	Iron rod
7	S 85°56'51" W	276.13'	Iron rod
8	S 87°03'51" W	133.56'	Iron rod
9	N 58°42'00" E	260.85'	Iron rod
10	N 51°11'10" W	267.97'	Iron rod
11	N 03°03'23" W	368.73'	Iron rod
12	N 86°47'41" E	660.98'	Iron rod