

X Radford

X Winifred Steer

Notes:

1. Basis of bearings: West line of subject tract per the Recorded Plat of CLEAR CREEK FOREST Section II.
2. Easements and building 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.
4. Subject to unobstructed 5' x 20' aerial easement adjacent to all streets and all utility easements shown hereon.
5. Subject to a dedicated drainage easement fifteen feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses.

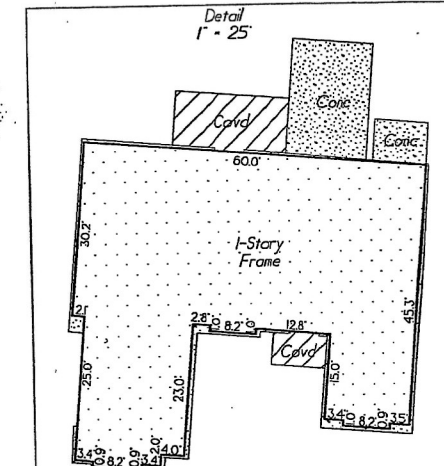
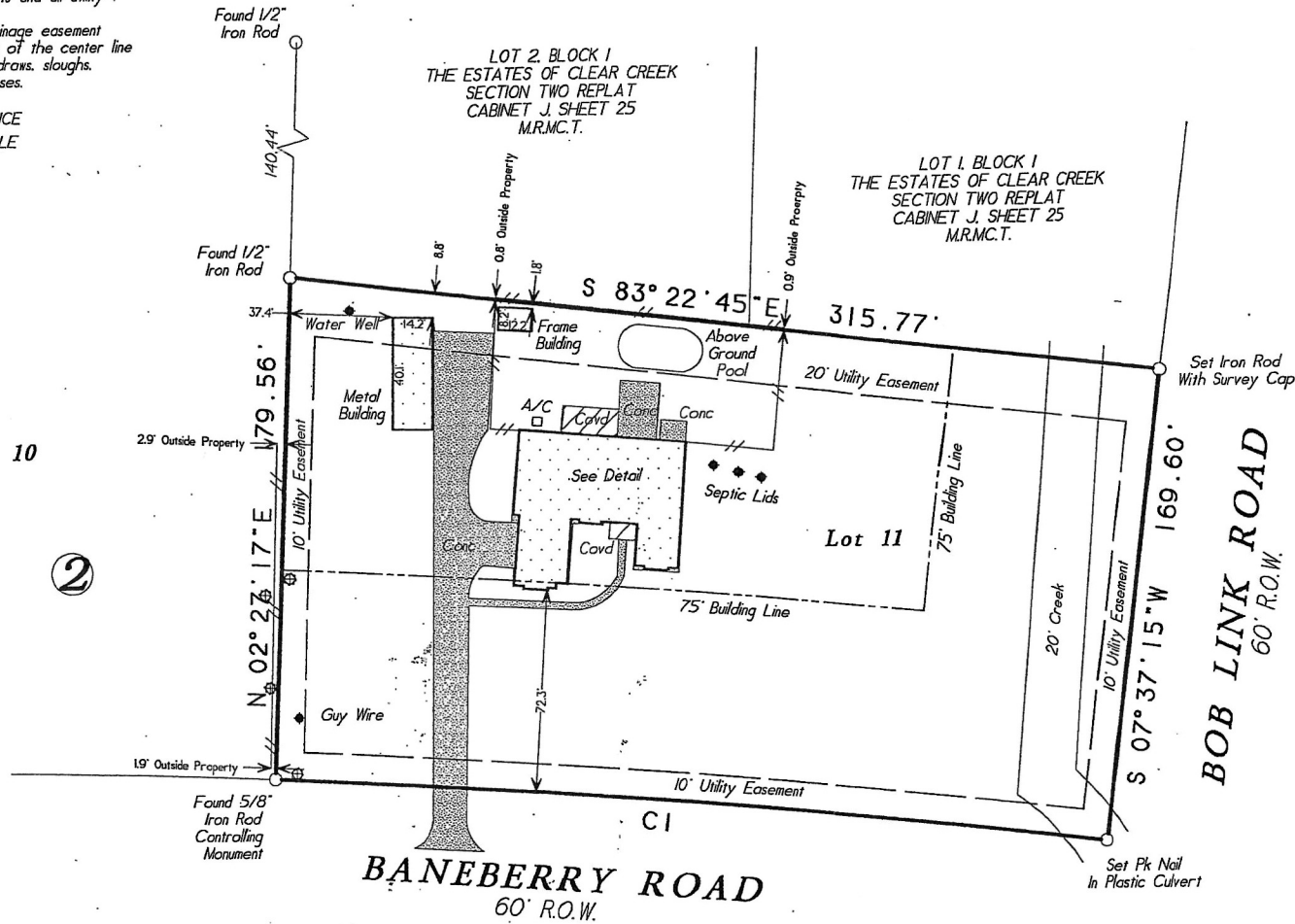
-- -- = WOOD FENCE
 ⊕ = POWER POLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C 1	04° 41' 47"	3660.00'	300.00'	150.08'	299.92'	N 85° 11' 47" W

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0475G, dated August 18, 2014.

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

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



Lot Eleven (11), in Block Two (2), of CLEAR CREEK FOREST, Section Eleven (11), a subdivision according to the map or plat thereof recorded in Cabinet C, Sheet 6A, of the Map Records of Montgomery County, Texas.

Date: September 10, 2024	GF No. N/A
Job No. 24-0247	Scale: 1" = 50' (11" x 17")
Address: 23200 Baneberry Road	Drawn By: DY
City, State: Magnolia, Texas	Zip: 77355
	Rev: 0

C & C Surveying, Inc.

Firm No. 10009400
 33300 Egypt Lane, Suite F200
 Magnolia, Texas 77354
 Office: 281-356-5172
 E-mail: survey@ccsurveying.com



R.P.L.S. Seal

Certified To: Melissa Epperson
 Client: Melissa Epperson

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 THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, TSPS STANDARD LAND SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
 Steven L. Crews R.P.L.S. # 4141