

0' 15' 30' 45'



**William C. Clark Survey
Abstract No. 6**

**BOUNDARY & IMPROVEMENT
SURVEY**
FOR: FRANK & CARLEEN M. HUFFMAN
23 APRIL HILL
MONTGOMERY, TEXAS 77356

BEING a 0.018 acre tract of land situated in the William Clark Survey, Abstract No. 6, Montgomery County, Texas, being all of that certain called 778 square foot tract described as Tract 23 of April Hill Subdivision (unrecorded), in instrument to The Stephen Fitzpatrick Revocable Trust, recorded in Clerk's File No. 2015104747 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.018 acre tract being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Chicago Title Ins. Co.
G.F. No. CTT17685186
Effective date: 09/12/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Subject to applicable restrictive covenants listed under Items 1 & 10 of SCHEDULE B of said Title Commitment.

- 1) Those as per Vol. 11, Pg. 40 & Cab. A, Sheet 127, M.C.M.R. and Vol. 1029, Pg. 760, M.C.D.R.
- 2) Esmt. to G.S.U. per Vol. 826, Pg. 832 & Vol. 834, Pg. 305, M.C.D.R.

General Notes:

- 1) Bearings based on deed of said Tract 23.
- 2) All subject property corners shown hereon are designated as "building corners."

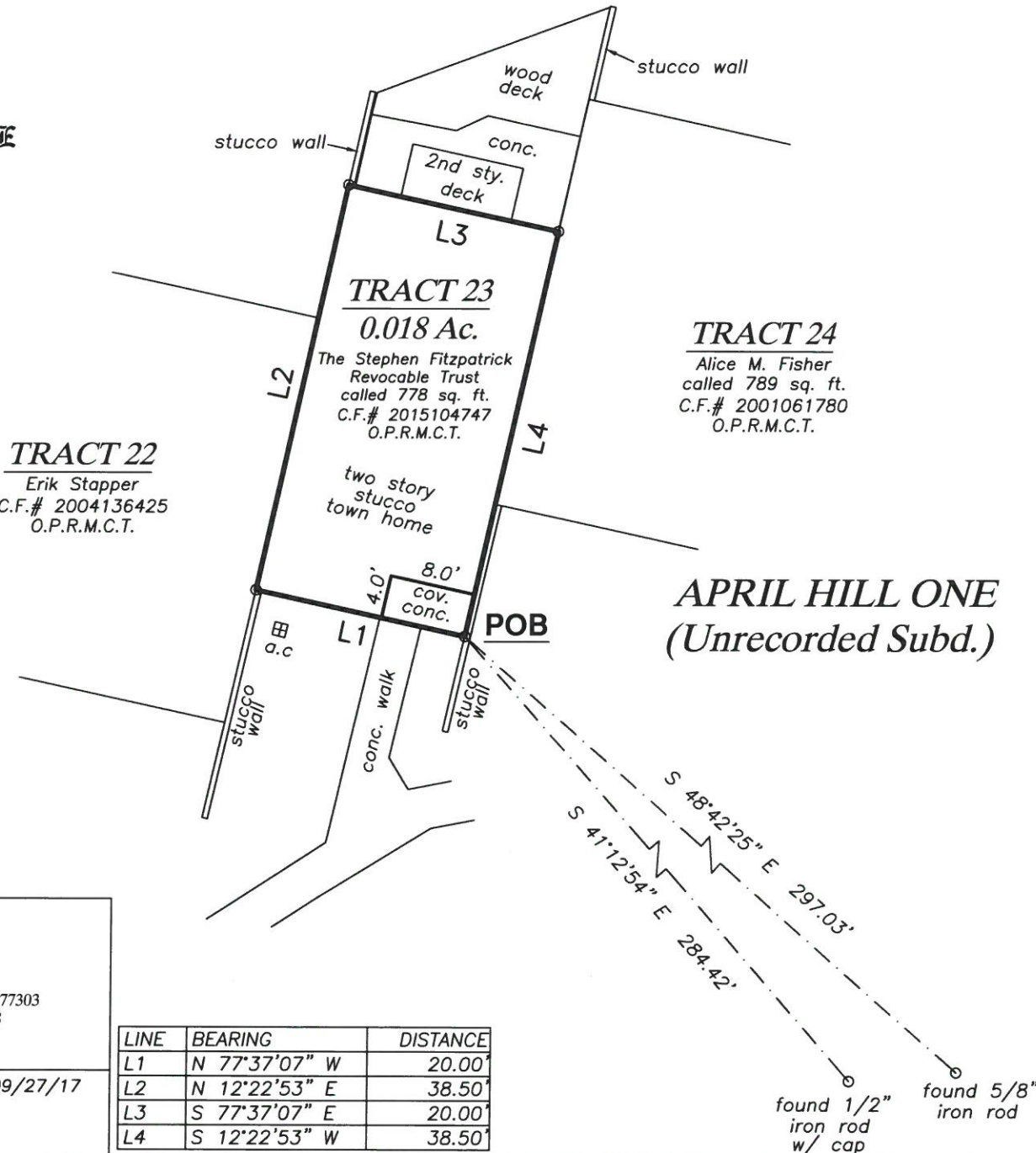
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0375 G, effective 08/18/14.

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: 09/26/17 JMM

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



TRACT 24
Alice M. Fisher
called 789 sq. ft.
C.F.# 2001061780
O.P.R.M.C.T.

TRACT 22
Erik Stapper
C.F.# 2004136425
O.P.R.M.C.T.

**APRIL HILL ONE
(Unrecorded Subd.)**

LINE	BEARING	DISTANCE
L1	N 77°37'07" W	20.00'
L2	N 12°22'53" E	38.50'
L3	S 77°37'07" E	20.00'
L4	S 12°22'53" W	38.50'

LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO. 281-288
Key Map 155A
DRAWING DATE: 09/27/17
REVISED:
DRAWN BY: CDF



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
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FIELD NOTE DESCRIPTION
0.018 ACRES
IN THE WILLIAM CLARK SURVEY, ABSTRACT NO. 6
MONTGOMERY COUNTY, TEXAS

BEING a 0.018 acre tract of land situated in the William Clark Survey, Abstract No. 6, Montgomery County, Texas, being all of that certain called 778 square foot tract described as Tract 23 of April Hill Subdivision (unrecorded), in instrument to The Stephen Fitzpatrick Revocable Trust, recorded in Clerk's File No. 2015104747 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.018 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southeasterly corner of a two story stucco town home, for the southeasterly corner of said Tract 23 and the herein described 0.018 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 41°12'54" East, 284.42 feet, and a 5/8 inch iron rod found for reference bears South 48°42'25" East, 297.03 feet;

THENCE North 77°37'07" West, 20.00 feet, with the southerly line of said Tract 23, to the southwesterly corner of said town home, in the easterly line of a tract described as Tract 22 of said April Hill Subdivision, in instrument to Erik Stapper, recorded in Clerk's File No. 2004136425, O.P.R.M.C.T., for the southwesterly corner of said 778 square foot tract and the herein described 0.018 acre tract;

THENCE North 12°22'53" East, 38.50 feet, with the easterly line of said Tract 22 and the westerly line of said Tract 23, to the northwest corner of said town home, for the northwesterly corner of said Tract 23 and the herein described 0.018 acre tract;

THENCE South 77°37'07" East, 20.00 feet, with the northerly line of said Tract 22, to the northeast corner of said town home, in the westerly line of a called 789 square foot tract described as Tract 24 of said April Hill Subdivision, in instrument to Alice M. Fisher, recorded in Clerk's File No. 2001061780, O.P.R.M.C.T., for the northeasterly corner of said Tract 23 and the herein described 0.018 acre tract;

THENCE South 12°22'53" West, 38.50 feet, with the easterly line of said Tract 23 and the westerly line of said Tract 24, to the **PLACE OF BEGINNING**;


CONTAINING a computed area of 0.018 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 26, 2017 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C281-288.

Bearings recited hereon are based on record bearings of said Tract 23.

September 27, 2017
Date




Carey A. Johnson
R.P.L.S. No. 6524