

GF NO. 26163242GA FRONTIER TITLE
ADDRESS: 12130 SAGITTARIUS DRIVE EAST
WILLIS, TEXAS 77318
BORROWER: MARK MCCULLICK

LOT 6, BLOCK 8
POINT AQUARIUS, SECTION 3

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 9, PAGE 79, MAP RECORDS, BUT NOW
RECORDED IN PLAT RECORDED IN CABINET A, SHEET 40B
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 40'



NOTE: AN EASEMENT GRANTED BY THE BONANZA CORPORATION TO MORAN UTILITIES COMPANY BY INSTRUMENT RECORDED IN VOL. 752, PG. 363 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, GRANTING THEM THE RIGHT TO LAY AND MAINTAIN PIPELINE ACROSS ALL UTILITY EASEMENTS SHOWN ON ALL PLATS OF SAID SUBDIVISION.

NOTE: UTILITY EASEMENT GRANTED TO TACHUS INFRASTRUCTURE, LLC. RECORDED UNDER M.C.C.F. NO. 2020064148.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0225 G MAP REVISION: 08/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: CAB. A, SHT. 40B, M.C.M.R.

DRAWN BY: IN

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 26-04188
MAY 15, 2026

