

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WE, JC CHRISTIAN PROPERTIES, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF LAKE CREEK ESTATES, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS LAKE CREEK ESTATES, SECTION 2, LOCATED IN THE WILLIAM MCINN NUNER SURVEY, A - 401, MONTGOMERY COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE JC CHRISTIAN PROPERTIES, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE LAKE CREEK ESTATES, SECTION 2 HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, WE, JC CHRISTIAN PROPERTIES, LLC, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSED LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, JC CHRISTIAN PROPERTIES, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH D. CHRISTIAN II, MEMBER ON BEHALF OF SAID CORPORATION, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 13 DAY OF April, 2023.

JC CHRISTIAN PROPERTIES, LLC

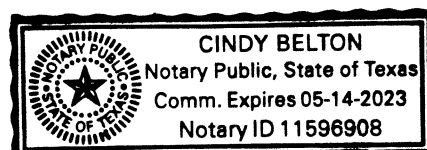
BY: Joseph D. Christian II
JOSEPH D. CHRISTIAN II, MEMBER

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH D. CHRISTIAN II, MEMBER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF April, 2023.

BY: Cindy Belton
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS
MY COMMISSION EXPIRES 05-14-2023



THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WE, TABOR MELWOOD AND ALANA MELWOOD, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF LAKE CREEK ESTATES, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS LAKE CREEK ESTATES, SECTION 2, LOCATED IN THE WILLIAM MCINN NUNER SURVEY, A - 401, MONTGOMERY COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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1. THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, TABOR MELWOOD AND ALANA MELWOOD, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TABOR MELWOOD AND ALANA MELWOOD, OWNERS OF SAID PROPERTY THIS 13 DAY OF April, 2023.

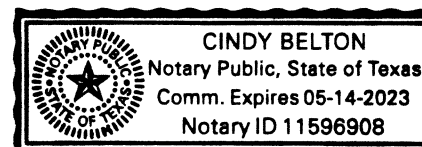
BY: Tabor Melwood
TABOR MELWOOD, OWNER

BY: Alana Melwood
ALANA MELWOOD, OWNER
STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TABOR MELWOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 13 DAY OF April, 2023.

BY: Cindy Belton
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS
MY COMMISSION EXPIRES 05-14-2023

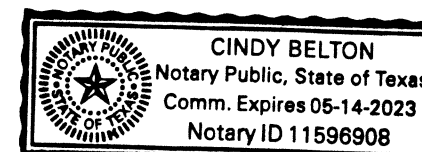


STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALANA MELWOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 13 DAY OF April, 2023.

BY: Cindy Belton
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS
MY COMMISSION EXPIRES 05-14-2023



LAKE CREEK ESTATES SECTION 2

BEING A SUBDIVISION OF 36.663 ACRES OF LAND IN THE
WILLIAM MCINN NUNER SURVEY, A - 401 MONTGOMERY COUNTY, TEXAS,
BEING A PARTIAL REPLAT OF LOTS 9 & 11, OF LAKE CREEK ESTATES
AS RECORDED IN VOLUME 5, PAGE 156 OF THE MAP RECORDS
OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE LOTS 9 & 11 TOGETHER WITH
A PART OF A 43.364 ACRE TRACT TO CREATE SECTION 2

CONTAINING: 26 RESIDENTIAL LOTS,
2 RESTRICTED RESERVES 4.727 ACRES (205,908 SQ. FT.) IN 2 BLOCKS

APRIL 2023

OWNER/DEVELOPER

JC CHRISTIAN PROPERTIES LLC.
10608 N NORTHBRIDGE DR
CONROE, TX 77303
Phone: (832) 723-6561
joechristian1967@gmail.com

OWNER (AS TO LOT 18)

TABOR MELWOOD & ALANA MELWOOD
8225 FM 149 RD.
MONTGOMERY, TX 77316
Phone: (936) 548-0014
tmelwood@gmail.com

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY,

TEXAS, THIS 27 DAY OF June, 2023

BY: Robert C. Walker
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

BY: Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

BY: Mark A. Keough
MARK A. KEOUGH
COUNTY JUDGE

BY: James L. Noack
JAMES L. NOACK
COMMISSIONER, PRECINCT 3

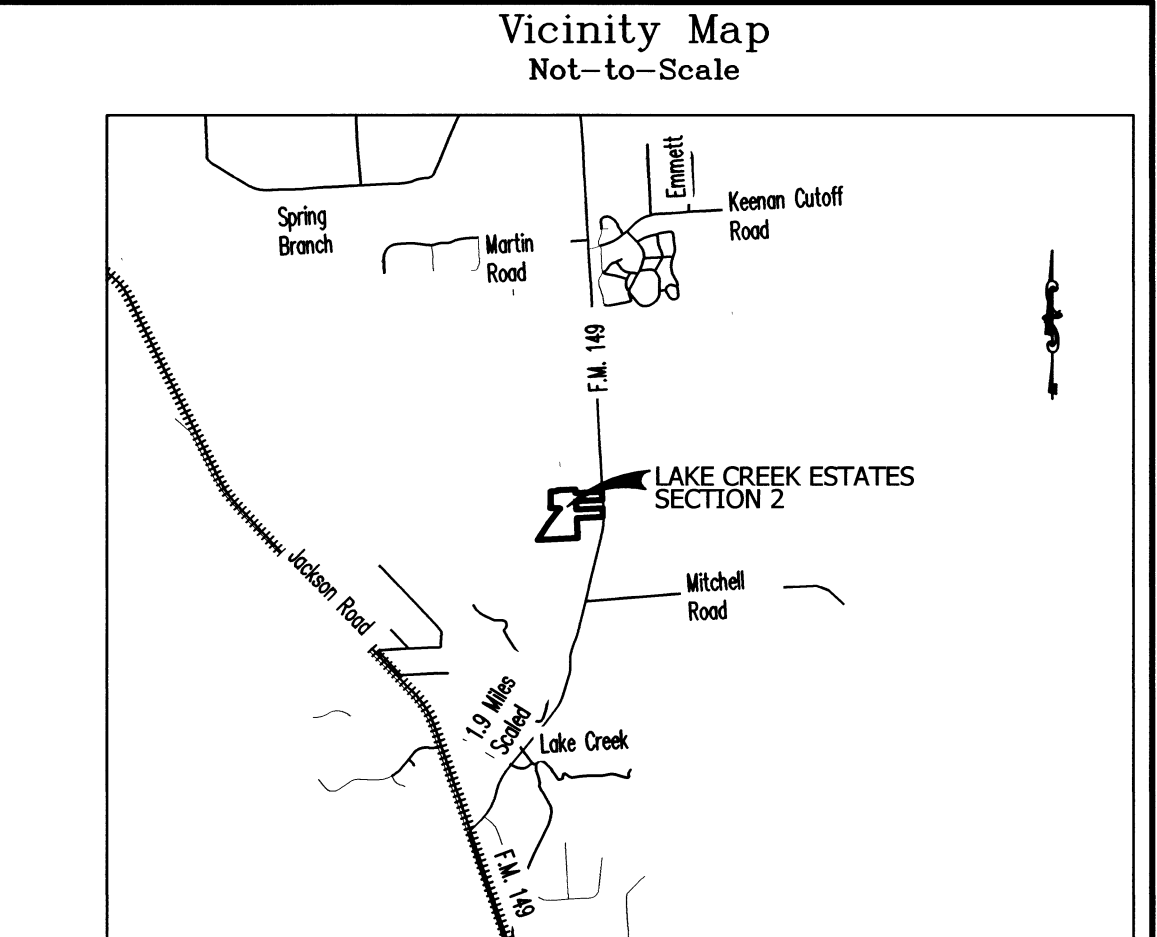
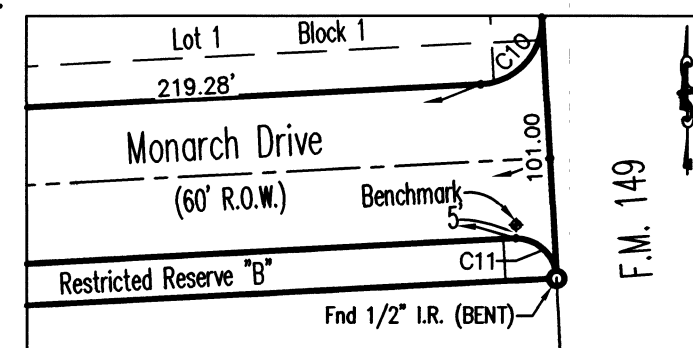
BY: Matt Gray
MATT GRAY
COMMISSIONER, PRECINCT 4

I, JEFF JOHNSON P.E. COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

BY: Jeff Johnson
JEFF JOHNSON, P.E.
COUNTY ENGINEER
MONTGOMERY COUNTY, TEXAS

BENCHMARK DETAIL (NOT TO SCALE)
THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "LCE2" ELEV. = 251.00 BASED ON NAVD83 GEOID 12B.



STATE OF TEXAS:
COUNTY OF MONTGOMERY:

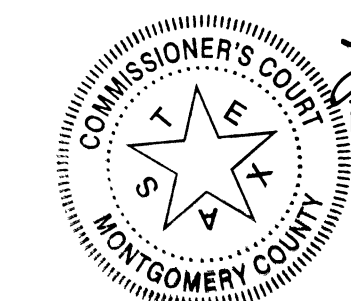
I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON June 27, 2023 AT 9:30 O'CLOCK A M, AND DULY

RECORDED ON June 30, 2023 AT 12:00 O'CLOCK P M, IN

CABINET 002, SHEET 9661, OF RECORD OF Map FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.



BY: L. Brandon Steinmann
L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY
DEPUTY

SURVEYOR'S CERTIFICATION

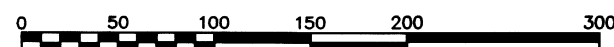
I, TAREN HANKS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

BY: Taren Hanks
TAREN HANKS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6787



DOC # 2023060299
Cabinet 002 Sheet 9661

JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
www.moonsurveying.com
TELEPHONE: 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936) 756-5266
FAX: (936) 756-5281
All rights reserved Copyright 2020 Jeffrey Moon & Assoc., Inc.
Y:\WM McInn Nuner\22-B-42 85 acres\Section 2 Plot 1/29/20



Scale: 1" = 100'

NOTES:

1. U.E. INDICATES UTILITY EASEMENT.
2. B.L. INDICATES BUILDING LINE.
3. D.E. INDICATES DRAINAGE EASEMENT.
4. C.C.F.N. INDICATES COUNTY CLERKS' FILE NUMBER
5. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
6. M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
7. M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
8. THERE IS A 10' BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
9. THIS PROPERTY DOES NOT LIE WITHIN THE 1.0% ANNUAL CHANCE FLOOD HAZARD ZONE (100 YEAR FLOOD PLAIN) ACCORDING TO F.I.R.M. MAP PANEL NO. 48339C0350G, EFFECTIVE DATE: AUGUST 18, 2014.
10. 5/8" IRON RODS WITH CAP STAMPED "JEFFREY MOON RPLS 4639" SET AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
11. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U.S. FOOT (TX83-CF).
12. THERE IS A 5' UTILITY EASEMENT ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.

7.832 Acres
Cassie Parmenter
C.C.F.N. 9001958 M.C.R.P.R.

7.832 Acres
Allen D. Reeder
C.C.F.N. 9001957 M.C.R.P.R.

Fnd 5/8" I.R.
NORTHING: 10103910.9934
EASTING: 3759351.1323
LATITUDE: N30° 18' 05.7138"
LONGITUDE: W95° 41' 48.5404"

43.364 Acres
J & J Texas Properties LLC.
C.C.F.N. 2022-097472 M.C.R.P.R.

Enbridge Gas Pipeline
Texas Railroad Commission calls it
Texas Eastern Transmission
Vol 338, Pg 104 &
Vol 332, Pg 542 M.C.D.R.

Line Table		
Line #	Bearing	Distance
L1	N44° 04' 54"E	138.95
L2	N87° 02' 46"E	196.25
L3	N03° 24' 49"W	30.29
L4	S03° 34' 18"E	117.30
L5	S87° 03' 05"W	183.93
L6	N87° 03' 05"E	183.92
L7	N80° 55' 06"W	390.02
L8	S80° 55' 06"E	392.05
L9	S03° 36' 31"E	345.87
L10	N03° 36' 31"W	355.87
L11	S88° 47' 08"W	89.51
L12	S88° 47' 08"W	89.51
L13	S75° 27' 59"W	50.98
L14	N87° 14' 23"E	39.46

Restricted Reserve "A"
4.349 Ac. 185,043 Sq. Ft.
(Detention Only)

Lake Creek Estates
Vol. 5, Pg. 156 M.C.M.R.

LAKE CREEK ESTATES SECTION 2

BEING A SUBDIVISION OF 36.663 ACRES OF LAND IN THE
WILLIAM MCINN NUNER SURVEY, A - 401 MONTGOMERY COUNTY, TEXAS
CONTAINING: 26 RESIDENTIAL LOTS,
2 RESTRICTED RESERVES 4.727 ACRES (205,908 SQ. FT.) IN 2 BLOCKS

301.816 Acres
Shepherdhill Properties, Ltd.
C.C.F.N. 2008-106731 M.C.R.P.R.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	151.40	337.79	025° 40' 46"	N10° 02' 19"E 150.13
C2	39.27	25.00	089° 59' 40"	S47° 57' 05"E 35.35
C3	39.27	25.00	090° 00' 17"	S42° 03' 00"W 35.36
C4	70.34	335.00	012° 01' 48"	S86° 56' 01"E 70.21
C5	64.04	305.00	012° 01' 48"	N86° 56' 01"W 63.92
C6	57.74	275.00	012° 01' 48"	N86° 56' 01"W 57.63
C7	56.69	270.00	012° 01' 48"	S86° 56' 01"E 56.59
C8	62.99	300.00	012° 01' 48"	N86° 56' 01"W 62.87
C9	33.73	25.00	077° 18' 36"	N42° 15' 49"W 31.23
C10	39.55	25.00	090° 39' 02"	S41° 43' 00"W 35.56
C11	675.49	420.00	092° 08' 56"	N42° 42' 37"E 605.01
C12	725.66	450.00	092° 23' 36"	N42° 35' 16"E 649.55
C13	772.75	480.00	092° 14' 23"	S42° 39' 52"W 691.96
C14	62.77	270.00	013° 19' 16"	S82° 07' 26"W 62.63
C15	69.76	300.00	013° 19' 22"	S82° 07' 24"W 69.60
C16	76.71	330.00	013° 19' 09"	N82° 07' 24"E 76.54
C17	18.61	25.00	042° 39' 39"	S54° 06' 18"W 18.19
C18	231.90	50.00	265° 44' 15"	N14° 34' 09"W 73.29
C19	18.68	25.00	042° 49' 09"	S83° 06' 35"E 18.25
C20	39.35	25.00	090° 11' 36"	N42° 08' 53"E 35.41
C21	25.31	16.00	090° 21' 32"	N48° 25' 33"W 22.76
C22	202.41	78.96	146° 52' 29"	N29° 17' 28"W 151.36

DOC # 2023060299
Cabinet 002 Sheet 9662

Farm-to-Market Highway 149
(No Deed of Record Found)

SEC WILLIAM MCINN NUNER SURVEY, A - 401