Notes:

1. Basis of bearings: South line of subject property per the Recorded Plat.
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. Property subject to utility easement granted to Houston Lighting & Power Co., recorded in Volume 609, Page 520, D.R.M.C.T., and being a unobstructed aerial easement 5 feet wide by 20 feet upward, located on both sides of and adjoining all streets, drives or roadways.
5. Property subject to Utility Easement 10 feet wide with a 5 feet by 20 feet Aerial Easement, recorded in Vol. 912, Pg. 886, D.R.M.C.T.

-//-//- = WOOD FENCE

○ = POWER POLE

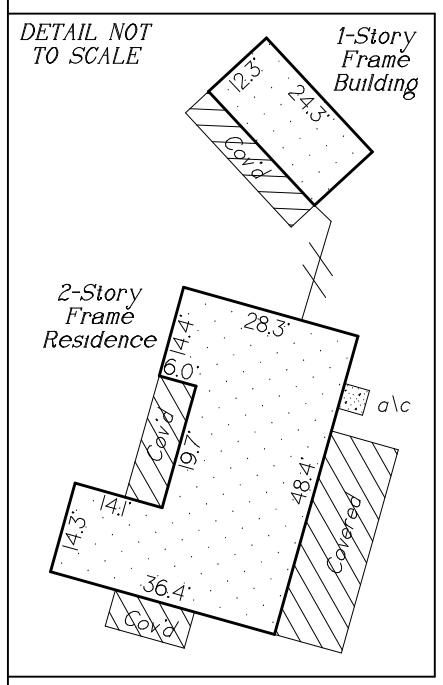
| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C 1 | 60°00'00" | 340.00' | 356.05' | 196.30' | 340.00' | N 59°39'24"E |
| C 2 | 8°36'50" | 770.00' | 115.76' | 57.99' | 115.65' | N 25°21'06"E |

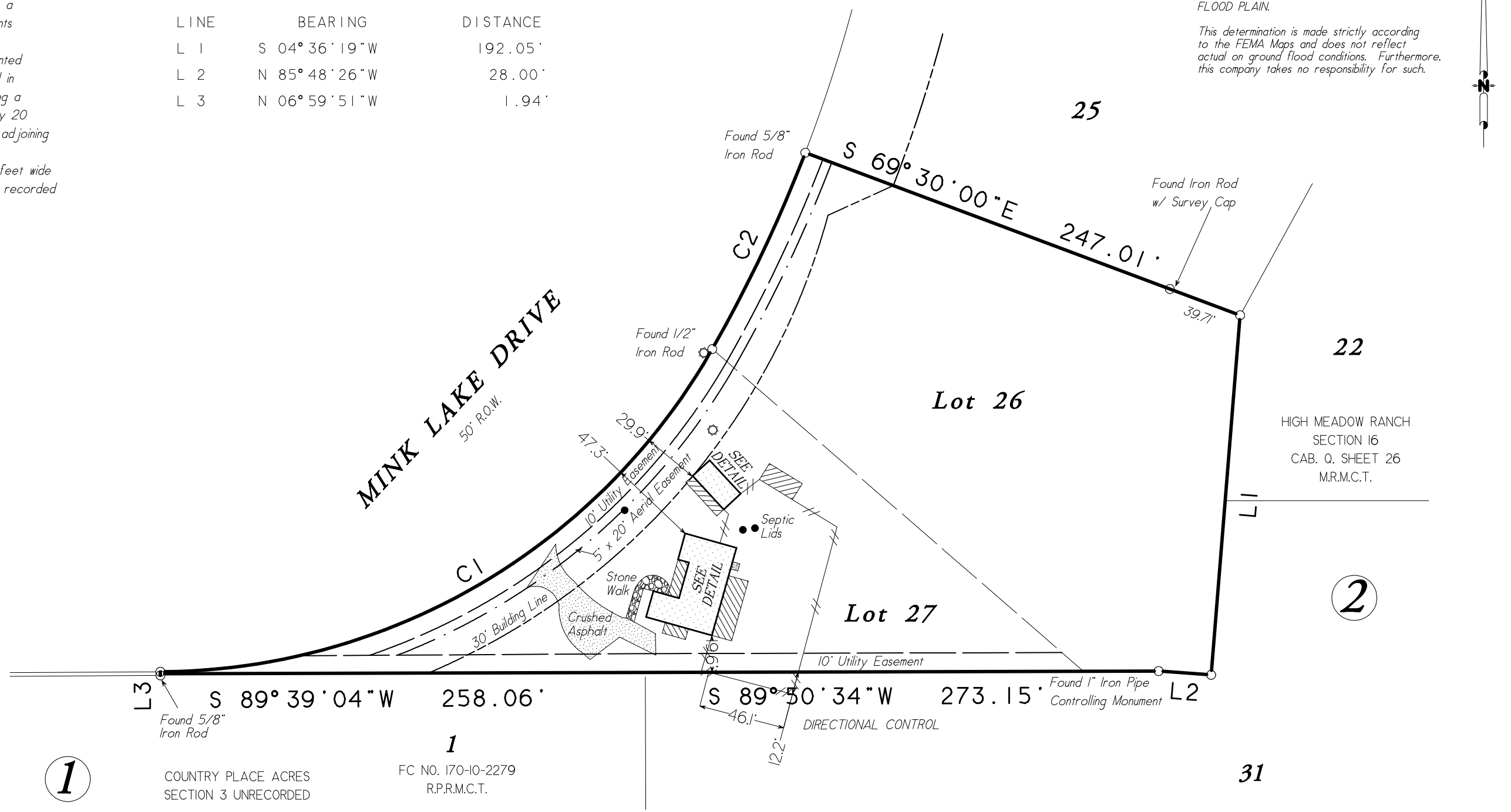
| LINE | BEARING | DISTANCE |
|---|---|---|
| L 1 | S 04°36'19"W | 192.05' |
| L 2 | N 85°48'26"W | 28.00' |
| L 3 | N 06°59'51"W | 1.94' |

This property lies within ZONE "X" & "AE" as SCALED from FEMA Map Panel Number 48339C0490G dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES INSIDE AND 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.




**Lots Twenty-Six (26) and Twenty-Seven (27), of MINK BRANCH VALLEY, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 263 of the Map Records of Montgomery County, Texas.**

| | | | |
|---|---|---|---|
| Date: November 13, 2019 | GF No. - | | |
| Job No. 19-0389 | Scale: 1" = 60' (11" x 17") | | |
| Address: 18718 Mink Lake Drive | | Drawn By: EEC | |
| City, State Magnolia, Texas | Zip: 77354 | Rev: 0 | |


**C & C Surveying, Inc.**

**Firm Number 10009400**

**7424 F.M. 1488, Suite A, Magnolia, Texas 77354**

**Office: 281-259-4377 Metro: 281-356-5172**

**Email: survey@ccsurveying.com Web: www.ccsurveying.com**


R.P.L.S. Seal

Certified To: Mitch Sanders

Client: Mitch Sanders

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 PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews R.P.L.S. # 4141

V:\DRAWINGS\2019\19-0389.dwg -- 06/12/2024 -- 09:46 AM -- Scale 1 : 720.0