

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by First National Title Insurance Co., File No. 22-714433-TM, effective date November 23, 2022.

Justin Arroyo, R.P.L.S.
Texas Registration No. 8071



A SURVEY OF
13.983 ACRES
IN THE BENNETTE BLAKE SURVEY, A-4
MONTGOMERY COUNTY, TEXAS



LAND SURVEYING & MAPPING
101 TRACE COUNTY HIGHWAY, BOWEN 77018
PH (281) 352-2715

HANNA HIDDEN OAKS LLC
CALLED 8.503 AC
CF NO. 2021-136907
R.P.R.M.C.

CARR
CALLED 4.701 AC
CF NO. 9538828
R.P.R.M.C.

CALLED 3.254 AC

MASTERTSON
CALLED 4.930 AC
CF NO. 9403484
R.P.R.M.C.

13.983 AC.
OUT OF
CALLED 18.234 AC
CF NO. 9810758
R.P.R.M.C.

MASTERTSON
CALLED 4.781 AC
CF NO. 9345888
R.P.R.M.C.

MASTERTSON
CALLED 4.930 AC
CF NO. 9403484
R.P.R.M.C.

ENCLAVE
RESIDUAL OF
CALLED 6.33 AC
CF NO. 9452299
R.P.R.M.C.

CALLED 6.458 AC
CF NO. 9810760
R.P.R.M.C.

N55°03'37"W
63.55'
F.M. 1484
30' ROAD EASEMENT
CF NO. 9452299
R.P.R.M.C.

N56°48'45"E
473.72'
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1" SQUARE TUBE
POINT FROM WHICH A FOUND 1/2" IRON ROD BEARS S56°15'W 0.94'

N70°53'54"E
189.83'
S70°53'37"W
200.65'
S56°48'08"W
444.78'

N43°53'55"E
505.38'
N45°11'35"E
553.85'

S56°48'26"W
598.10'
S81°07'21"E
873.89'

Center of Lane
RESIDUAL OF CALLED 18.234 AC
CF NO. 9810758
R.P.R.M.C.



SCALE 1" = 150'
DATE: 12/13/2022
REV: 12/19/2022
CERTIFICATION
REV: 12/20/2022
REV: 12/25/2022
CONTOURS

NOTES:
1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS HAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
2. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.