

Notes:
1. Basis of Bearings: The coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.999985977440.
2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.
3. Elevations are based on GPS observations.
4. TBM is a pk nail set in pavement with an elevation of 168.03 feet.

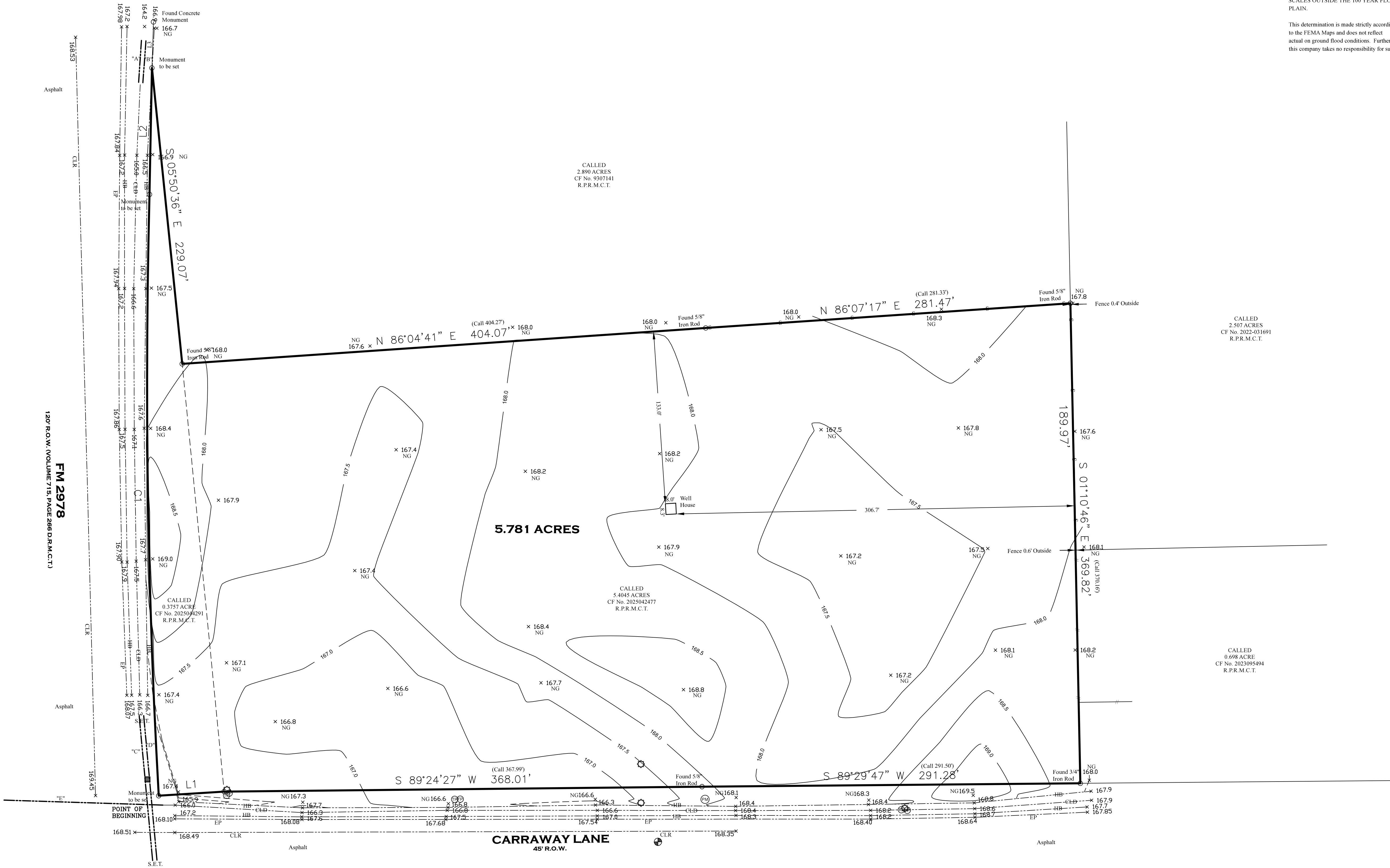
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5669.65'	463.28'	463.15'	N 00°52'35" W	4°40'54"

LINE	BEARING	DISTANCE
L1	S 86°22'58" W	50.49'
L2	N 01°05'33" E	97.42'
L3	N 01°56'16" E	35.49'

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0515G, dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES 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.



CULVERTS

"A"
NORTHERLY FLOWLINE 24" RCP = 164.58'
SOUTHERLY FLOWLINE 24" RCP= 164.56'
"B"
NORTHERLY FLOWLINE 24" RCP = 164.53'
SOUTHERLY FLOWLINE 24" RCP = 164.60'
"C"
NORTHERLY FLOWLINE 24" RCP = 165.62'
SOUTHERLY FLOWLINE 24" RCP = 164.51'
"D"
NORTHERLY FLOWLINE 24" RCP = 165.62'
SOUTHERLY FLOWLINE 24" RCP = 164.86'
"E"
EASTERLY FLOWLINE 18" RCP = 165.58'
WESTERLY FLOWLINE 18" RCP = 165.85'
GRATE INLET
TOP = 167.92'
BOTTOM = 164.25'

-- -- = WOOD FENCE
- - - - = CHAIN LINK FENCE
- X - X - = WIRE FENCE
- O - O - = WROUGHT IRON FENCE

HB HIGH BANK
NG NATURAL GROUND
EP EDGE PAYMENT
S.E.T. SAFETY END TREATMENT
CLD CENTERLINE DITCH
CLR CENTERLINE ROAD

POWER POLE
TELEPHONE PEDESTAL
PIPELINE MARKER
GRATE INLET
TBM

Being a 5.781 acre tract of land situated in the James Brown Survey, Abstract Number 78, Montgomery County, Texas, and being all of a called 5.4045 acres as described in deed recorded in Clerk's File Number 2025042477 and all of a called 0.3757 acre tract as recorded in Clerk's File Number 2025044291 all of the Real Property Records of Montgomery County, Texas;

Date: August 1, 2025	GF No. n/a
Job No. 25-0211	Scale: 1" = 40' (24x36)
Address: 8818 Carraway Lane	Drawn By: BSC
City, State: Magnolia, Texas	Zip: 77354
Rev: 0	
Firm Number 10009400	
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354	
Office: 281-356-5172	
survey@ccsurveying.com/www.ccsurveying.com	



Certified To: Antonio Plaza
Client: Antonio Plaza

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 & A, CONDITION II SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

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