

Notes:  
1. Basis of bearings: South line of subject property per the recorded deed.  
2. Subject to a Mid-South Electric Cooperative blanket easement recorded in Clerk's File Number 2000-068133 R.P.R.M.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.41	59.28'	28°25'38"	N 33°14'20" E	29.11'

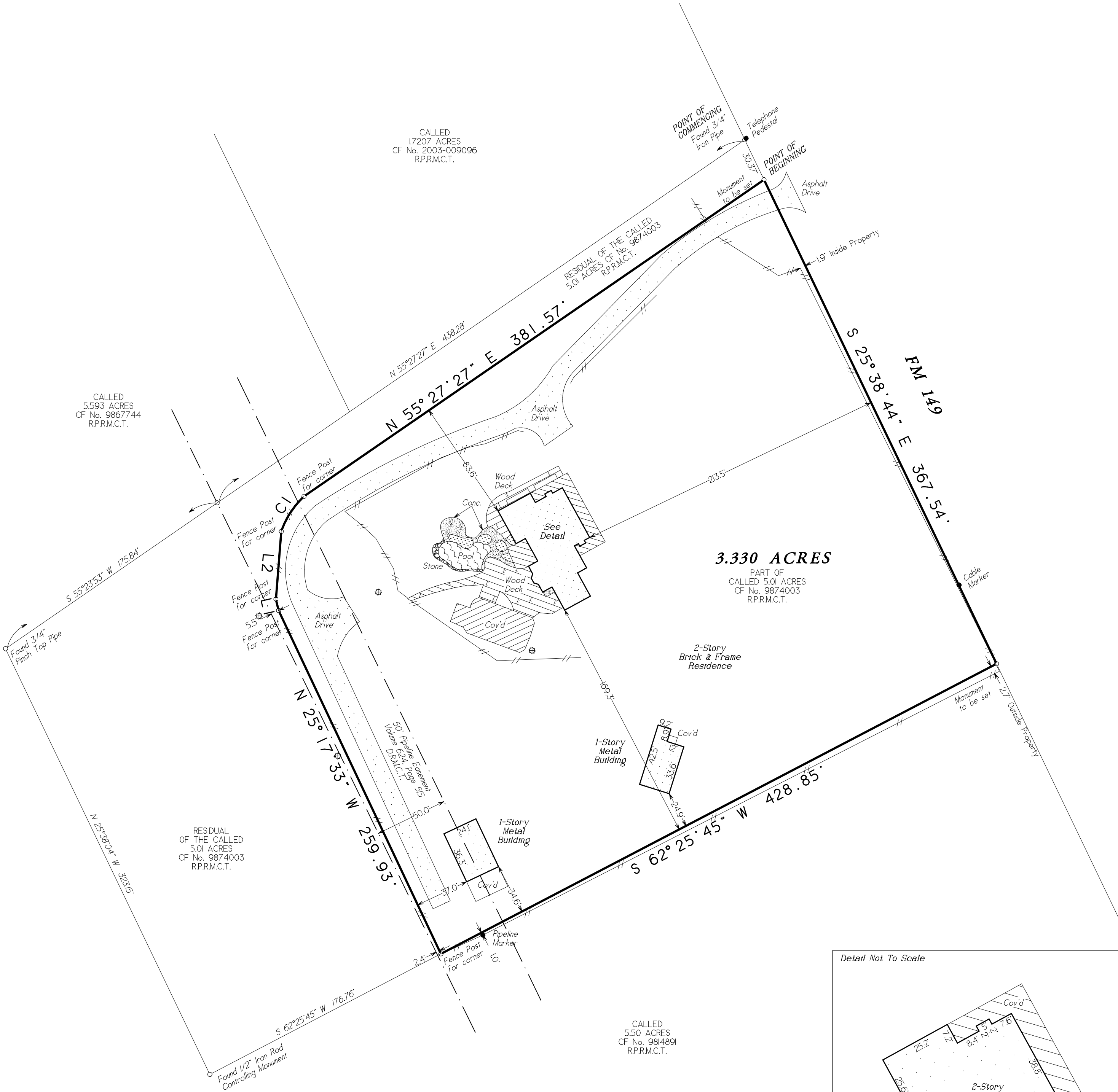
LINE	BEARING	DISTANCE
L1	N 12°55'20" W	7.97
L2	N 04°30'55" E	46.49'

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0350G dated August 18, 2014.

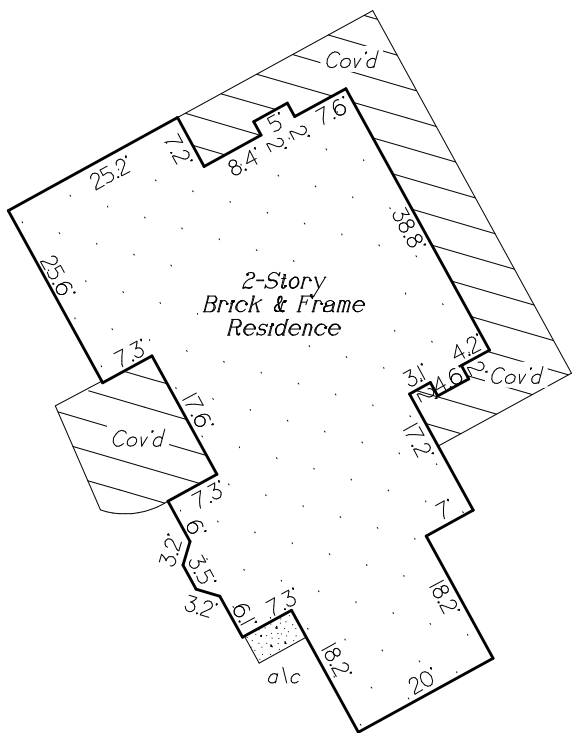
THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

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.

--- WOOD FENCE  
⊗ POWER POLE

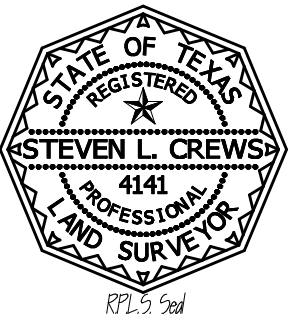


Detail Not To Scale



Being a 3.330 acre tract of land situated in the Robin George Survey, Abstract Number 469, Montgomery County, Texas, and being out of and part of a called 5.01 acres as described in deed recorded in Clerk's File Number 9874003 of the Real Property Records of Montgomery County, Texas.

Date: August 28, 2022  
Job No: 21-0159  
Address: 4713 FM 149  
City, State: Magnolia, Texas  
CF No: 2760803-10-10  
Scale: 1" = 50' (18x24)  
Drawn By: EEC  
Rev: 8/31/22  
**C & C Surveying, Inc.**  
Firm Number 10009400  
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354  
Office: 281-356-5172  
survey@ccsurveying.com/www.ccsurveying.com



Certified To: First American Title Guaranty Company & First Financial Bank  
Client: Jessica Eaves and Clint Eaves  
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 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY, AND THAT THERE ARE NO ENCROACHMENTS, ERECTIONS, OR AS SHOWN.  
Steven L. Crews RPLS #4141