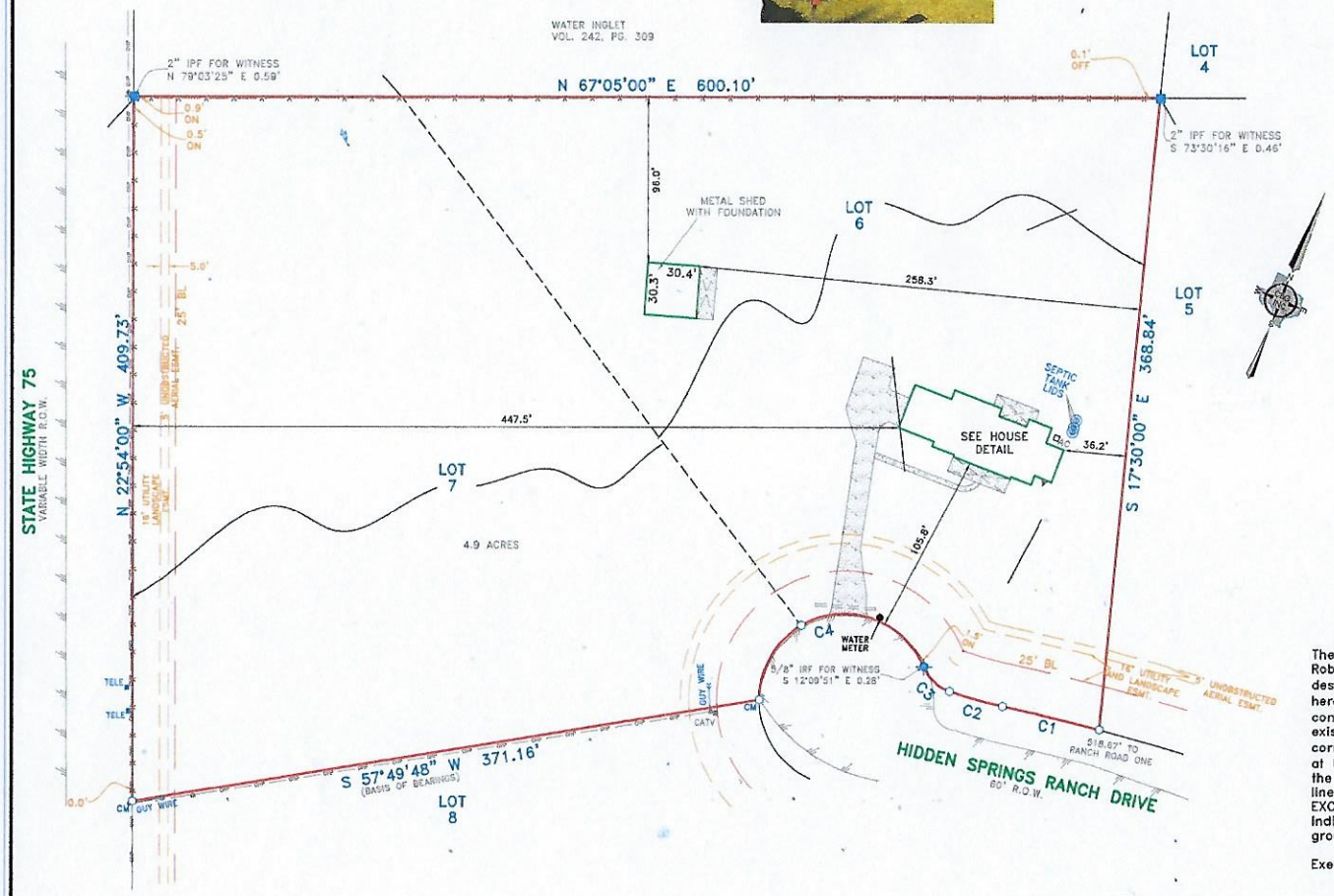
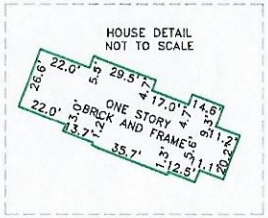
Capital Title

4 Hidden Springs Ranch Drive

Being Lots Six (6) and Lot Seven (7), in Block Two (2), of the Re-plat of HIDDEN SPRINGS RANCH, SECTION ONE (1), a subdivision of 91.040 acres of land in the John B. Tong Survey, A-39, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet R, Sheet 48 (formerly Cabinet Q, Sheet 84) of the Map Records of Montgomery County, Texas.





CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.36'	1299.03'	2°34'26"	N 80°30'19" W	58.35'
C2	32.34'	270.00'	6°51'45"	N 82°38'58 W	32.32'
C3	21.16'	25.00'	48°30'10"	S 69°40'04" E	20.54'
C4	137.42'	50.00'	157°28'27"	N 55°50'47" E	98.07'

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Thomas W. Mauk hereby certifies to Robert Taylor, Jennifer Taylor, and Capital Title Company, in connection with the transaction described in G.F. 16-263930-TW that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of December, 2016

Thomas W. Mauk
Registered Professional Land Surveyor No. 5119

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48339C0250G, this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE DATE _____ SIGNATURE DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Cabinet R, Sheets 48-49, Clerk's File Nos. 2001-077879, 2005-007162, 2009-102972, 2014067764, 2004-089967

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 5/8" IRON ROD FOUND
- FENCE POST CORNER
- 2" PIPE FOUND
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- POINT FOR CORNER
- PE - POOL EQUIPMENT
- BRICK COLUMN
- AC - AIR CONDITIONING
- FIRE HYDRANT
- COVERED PORCH,DECK OR CARPORT
- OES - OES OVERHEAD ELECTRIC SERVICE
- OHP - OHP OVERHEAD POWER LINE
- CONCRETE PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- 6.5' WIDE TYPICAL BARBED WIRE
- IRON FENCE
- PIPE FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"= 50'	12/20/16	1623717	SEE ABOVE	CMR

FINAL SURVEY

REPLAT OF HIDDEN SPRINGS RANCH, SECTION ONE

MONTGOMERY COUNTY

4 HIDDEN SPRINGS RANCH DRIVE