



WILLIAM WILLS SURVEY, A-594  
MONTGOMERY COUNTY, TEXAS



SHADYDALE SUBDIVISION  
VOLUME 3, PAGE 13  
M.C.D.R.

28.911 ACRES  
(1,259,384 SQUARE FEET)

COULD BE 28.91 ACRES  
ACCORDING TO RECORDS  
TITLED AS ABOVE  
C.C.F. NO. 2004-21458 AND  
C.C.F. NO. 2004-12250  
O.P.R.M.C.

REMAINDER OF 10.233 ACRES  
LAURENCE A. WELLS AND  
WILSON WILSON  
C.C.F. NO. 2002814  
O.P.R.M.C.

EAST 1/3 OF THE EAST 1/2  
LOT 40

10.830 ACRES  
C.C.F. NO. 2004-21458  
O.P.R.M.C.

2 ACRES  
LEONARD L. BELLARD  
C.C.F. NO. 2007-07780  
O.P.R.M.C.

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8.200 ACRES  
C.C.F. NO. 2002186  
O.P.R.M.C.

EXETERIA ESTATES  
VOLUME 5, PAGE 138  
M.C.D.R.

F.M. 2090

I HEREBY CERTIFY THAT THIS SURVEY  
WAS MADE ON THE GROUND, THAT THIS  
PLAN CORRECTLY REPRESENTS THE  
FACTS FOUND AT THE TIME OF SURVEY

JOEL BREWER, TEXAS LICENSE NO. 61765



LAND TITLE SURVEY  
28.911 ACRES  
LOTS 38, 39 AND A PORTION OF LOT 40  
SHADYDALE SUBDIVISION  
VOLUME 3, PAGE 13, M.C.D.R.  
WILLIAM WILLS SURVEY, A-594  
MONTGOMERY COUNTY, TEXAS

LEGEND

PHD	Feature
IR	Iron Pipe
IP	Iron Pipe
M.C.D.R.	Montgomery County
M.C.D.R.	Map Records
M.C.D.R.	Montgomery County
L.C.D.R.	County Records
L.C.D.R.	County Records
O.P.R.M.C.	Official Public Records
O.P.R.M.C.	of Montgomery County
C.C.F. No.	County Clerk File No.
IRON PIPE	—
WOOD FENCE	—
WELL	—
WATER METER	—
OUTHEAD ELECTRIC	—
POUGH POLE	—
WELL ANCHOR	—
A/C PAD	—

- NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. NO BEARINGS ARE SHOWN ON THE RECORDED PLAN.
  2. THIS SURVEY PLAN DOES NOT BE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PANEL No. 48302C002A, MAP REVISED AUGUST 18, 2014.
  3. NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF SURVEY. THERE MAY BE ENCUMBRANCES OR OTHER PLATTING THAT ARE NOT SHOWN.
  4. ELEVATION IS NOT ASSIGNED TO ANY POINTS ON THIS SURVEY AND OFFERS NO TITLE OPINION.
  5. A WATER AND SEWERage INSPECTION WAS PROVIDED TO ACCOMPANY THIS SURVEY AND IS ON FILE AT THE OFFICE OF YOUR SURVEYOR, INC.

**CR SURVEYING, INC.**  
2025 THEODORE E. LANIER SURVEYING ROAD  
2025 THEODORE E. LANIER SURVEYING ROAD  
MONTGOMERY COUNTY, TEXAS 77132  
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