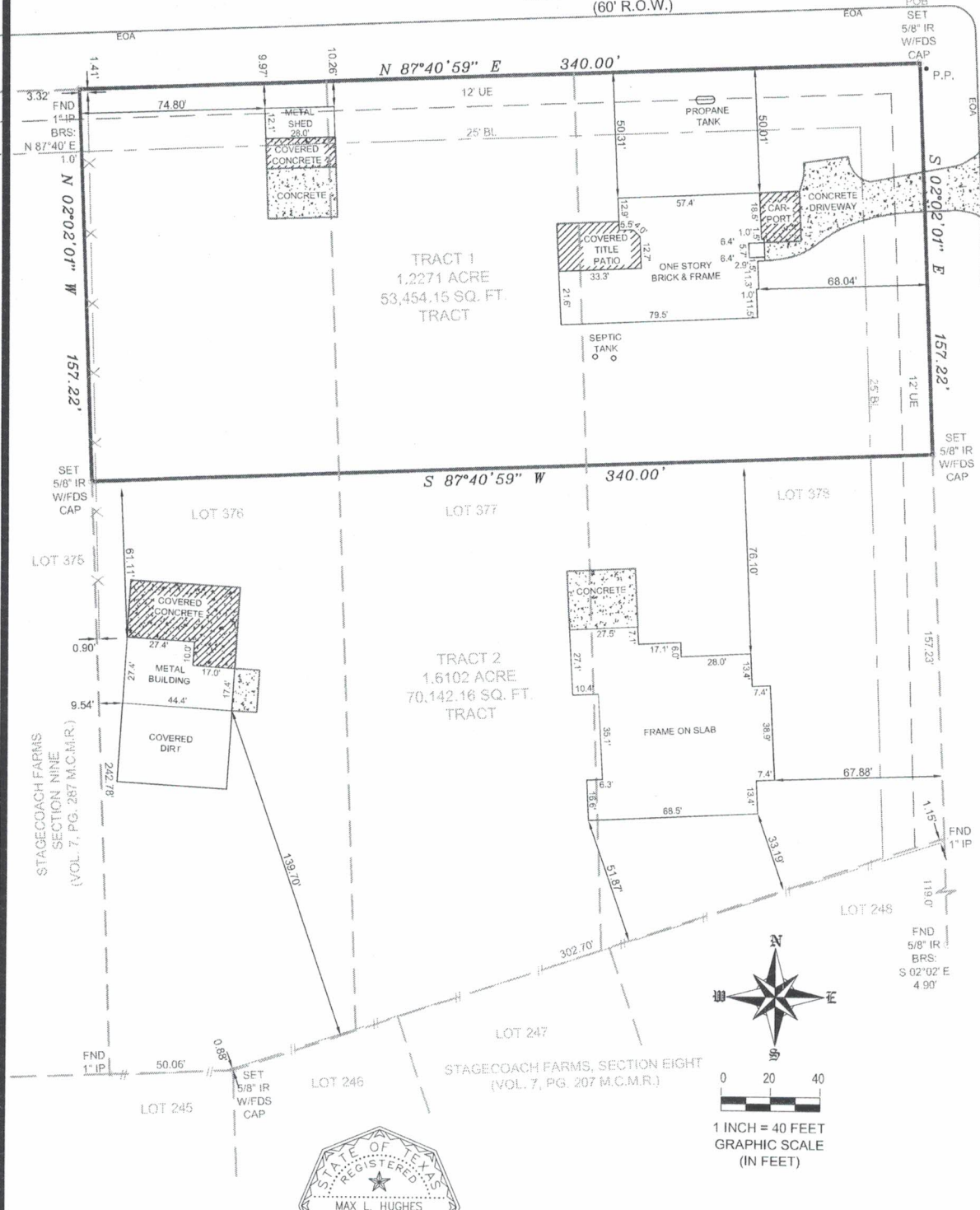


INDIAN SPRINGS TRAIL
(60' R.O.W.)

ADDRESS: 16111 SINGLETREE DRIVE
SINGLETREE DRIVE
(60' R.O.W.)



"THIS DELINEATION REFLECTS TO THE BEST OF MY KNOWLEDGE THE POSITION OF THE LINED CORNER MONUMENTS AND VISIBLE PHYSICAL IMPROVEMENTS AS LOCATED THIS DATE, BY AND UNDER THE GENERAL SUPERVISION OF THE SURVEYOR."

MAX L. HUGHES REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 1730

LEGEND

○	= CLEAN OUT
HB	= HIGH BANK
GUT	= GUTTER
BOC	= BACK OF CURB
EOA	= EDGE OF ASPHALT
RC	= REINFORCED CONCRETE PIPE
MH	= MANHOLE
GM	= GAS METER
WM	= WATER METER
CL	= CENTER LINE
I.P.	= IRON PIPE
IR	= IRON ROD
FND	= FOUND
SEW	= SEWER
SAN	= SANITARY
MH	= MANHOLE
CL	= CHAIN LINK FENCE
W	= WOOD FENCE
FND	= FOUND
CM	= CONTROL MONUMENT

NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
4.) ALL BEARINGS AND COORDINATES ARE BASED ON LEICA SMARTNET RTX (NAD 83 (CORS 96) 2001 EPOCH (ADJ.), SOUTH CENTRAL ZONE, TO CONVERT THE SURFACE DISTANCE TO GRID DISTANCE, MULTIPLY BY A COMBINATION SCALE FACTOR OF 0.999961143.

FIELD DATA SERVICE, INC.
1613 AVENUE B
KATY, TEXAS, 77493
PHONE # 281-793-5192
FIRM/LICENSE NO. 10146800
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FIELD DATA SERVICES, INC.

PROPERTY DESCRIPTION: BEING A 1.2271 ACRE (53,454.15 SQ. FT.) TRACT OF LAND OUT OF A CALLED 14187 ACRE TRACT RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2008101688, BEING THE OUT OF LOTS 376, 377, AND 378, STAGECOACH FARMS, SECTION 9, MONTGOMERY COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME 7, PAGE 287, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 1.2271 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED

BOUNDARY SURVEY OF:
ADDRESS: 16111 SINGLETREE DRIVE, MAGNOLIA, TEXAS, 77355
PURCHASER: -
LENDER: -
TITLE COMPANY: -
DRAFTER: 1-22-20RR
CREW: 1-9-20RCR
CHECKER: 1-23-20MLH

CFE: -

KEY MAP NO.: -

FLOOD NOTE:
* THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 481296, MAP No. 48339C, PANEL No. 0490G, DATED 08-18-14.

* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB
2019-443

**FIELD DATA SERVICE, INC.
1613 AVE B
KATY, TEXAS 77493
PHONE 281-793-5192**

**METES AND BOUNDS DESCRIPTION
TRACT 1**

BEING A 1.2271 ACRE (53,454.15 SQ. FT.) TRACT OF LAND OUT OF A CALLED 1.4187 ACRE TRACT RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2008101688, BEING THE OUT OF LOTS 376, 377, AND 378, STAGECOACH FARMS, SECTION 9, MONTGOMERY COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME 7, PAGE 287, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 1.2500 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SET 5/8 INCH IRON WITH FDS CAP MARKING THE SOUTHWEST CORNER OF THE INTERSECTION OF INDIAN SPRINGS TRAIL (60 FOOT RIGHT-OF-WAY) AND SINGLETREE DRIVE (60 FOOT RIGHT-OF-WAY), BEING THE NORTH EAST CORNER OF SAID 1.4187 ACRES, LOT 378 AND HEREIN DESCRIBED TRACT;

THENCE S 02°02'01" W, ALONG THE WEST LINE OF SAID SINGLETREE DRIVE, ALSO BEING THE EAST LINE OF SAID 1.4187 ACRES AND LOT 378 A DISTANCE OF 157.22 FEET TO A SET 5/8 INCH IRON WITH FDS CAP MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE S 87°40'59"W, OVER AND ACROSS SAID 1.4187 ACRES AND LOTS 376, 377, AND 378, A DISTANCE OF 340.00 FEET TO A SET 5/8 INCH IRON WITH FDS CAP LYING IN THE COMMON LINE OF LOTS 375 AND 376 OF SAID STAGECOACH FARMS, SECTION 9 MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 02°02'01"W, ALONG SAID COMMON LINE, A DISTANCE OF 157.22 FEET TO A FOUND 1" IRON PIPE THAT BEARS N 87°40' E 1.0 FEET MARKING THE COMMON CORNER OF SAID LOTS 375 AND 376 AND LYING IN THE SOUTH LINE OF SAID INDIAN SPRINGS TRAIL AND BEING THE NORTH EAST CORNER OF SAID 1.4187 ACRES AND HEREIN DESCRIBED TRACT;

THENCE N 87°40'59"W, ALONG THE SOUTH LINE OF SAID INDIAN TRAIL, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2271 ACRE (53,454.15 SQ. FT.) OF LAND, MORE OR LESS,

***** All bearings and Coordinates are based on Leica Smartnet RTK (NAD83(CORS 96) 2001 EPOCH (ADJ.) South central zone, to cover the surface distance to grid distance, multiply by combination scale factor of 0.999951143. *****

WITNESS my hand and seal this 27th day of January, 2020

Max L. Hughes
Max L. Hughes
R.P.L.S. No. 1730
Job No. 2019-443

