

LINE	BEARING	DISTANCE
L 1	S 89° 52' 51" E	100.00'
L 2	N 89° 52' 51" W	100.00'

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0505-G, 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.

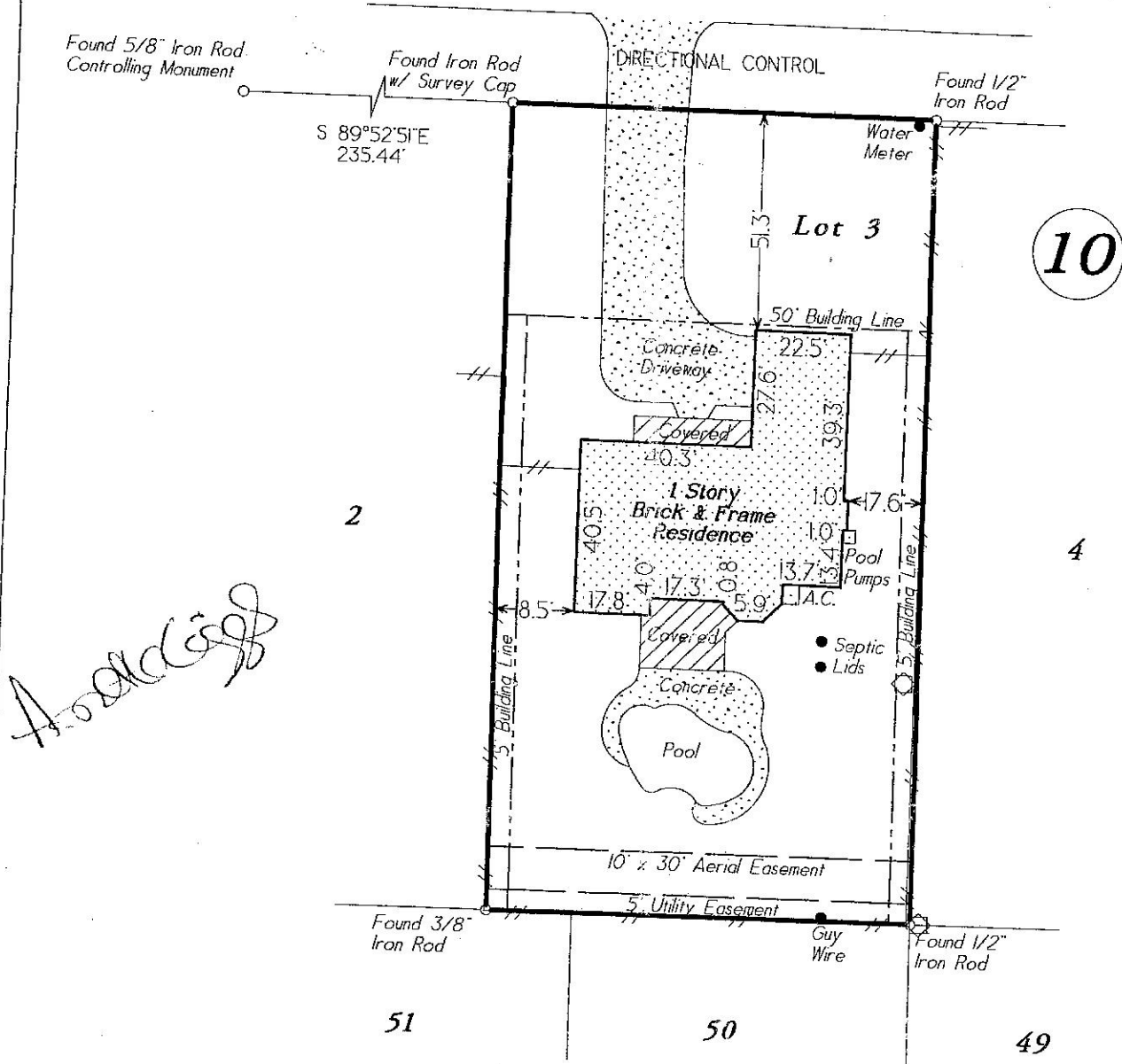
Notes:

1. Basis of bearings: Recorded Plat.
2. Easements and building lines as shown are per the recorded plat unless stated otherwise.
3. Subject to right-of-way easement to Southwestern Bell described in instrument recorded Vol. 423, Pg. 463, D.R.M.C.T.

—//—// — WOOD FENCE

⊙ Power Pole

BLACK FOREST DRIVE
60' R.O.W.



Annette Griggs

Lot Three (3), Block Ten (10), of WESTWOOD TWO (2), a subdivision situated in the Dickinson Garrett Survey, A-225, Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Sheet 103A of the Map Records of Montgomery County, Texas.

Date: July 20, 2017	GF No. 17-313676-MG
Job No. 17-0286	Scale: 1" = 40'
Address: 7319 Black Forest Drive	Drawn By: RM
City, State: Magnolia, Texas	Zip: 77354
	Rev: 0



R.P.L.S. Seal

Certified To: Capital Title of Texas
Client: Annette Griggs

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 1A, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

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

C & C Surveying, Inc.

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