NORTHCREST RANCH, SECTION 1
CABINET K, SHEET 55 M.R.M.C.T.

LOT 3

N 88°05'05" E 281.60'

FND 5/8" IR CAPPED "KSM"

SET 5/8" IR

C1

C2

C3

NORTHCREST CIRCLE
60' R.O.W.

LOT 2
3.00 ACRES

2-STORY FRAME RESIDENCE

GAR.

POND

CONCRETE

METAL BUILDING

FND 5/8" IR CAPPED "KSM"

FND 5/8" IR

N 78°17'16" W
252.49'

STATE HIGHWAY 249
(U.S. 290)

FND 3/8" IRON MONUMENT

S 54°00'47" W
480.06'
(BASIS OF BEARING - NAD83)

LOT 1

FND 5/8" IR CAPPED "KSM"

FND 5/8" IR CAPPED "KSM"

LINE & CURVE TABLE

LINE	DISTANCE	BEARING
L1	41.18'	N 29°48'03" W
(BASIS	41.00'	N 30°00'31" W

CURVE	RADIUS	ARC	BEARING	CHORD
C1	3230.05'	80.16'	S 22°34'34" E	80.16'
C2	684.00'	137.04'	S 28°13'35" E	136.79'
C3	5163.85'	195.33'	N 29°20'34" W	195.32'

SYMBOL LEGEND

- = POWER POLE
- = AERIAL SERVICE
- = CABLE TV BOX
- = ELECTRIC BOX
- = WATER METER
- = TELEPHONE BOX

SCALE: 1" = 60 FEET

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
3) BEARING STRUCTURE BASED ON RECORDED PLAT OF NORTHCREST RANCH, SECTION 1.
4) INFORMATION PROVIDED BY: STEWART TITLE COMPANY, G.F. No. 17000000000.
5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
6) PROPERTY MAY BE SUBJECT TO MAINTENANCE ASSESSMENT PER M.C.C.F. No. 9700000.
7) PROPERTY IS SUBJECT TO AUTHORIZED REGULATED ON-SITE WASTEWATER TREATMENT SYSTEM PER M.C.C.F. No. 2017014065.
8) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL MORTGAGEES, SUBSEQUENT OWNERS OR OTHER PARTIES.
9) THE SURVEY IS NOT TO BE USED FOR ANY ON-THE-GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY OWNERS BE RE-STAKED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
10) BUILDERS, OWNERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
11) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "HASS 5815".
12) UPDATED TO SHOW NEW IMPROVEMENTS & TITLE COMMITMENT ONLY BY 5-3-2017.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48339C0255L, DATED 8-18-2014.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY HAS FLOODED AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SURVEY PREPARED FOR: DEREK J. SALAZAR & KANATIE SALAZAR

DESCRIPTION OF PROPERTY: 17352 NORTHCREST CIRCLE, NEW CANEY, TX 77357.
LOT 2, BLOCK 1 OF NORTHCREST RANCH, SECTION 1 AS RECORDED IN CABINET K, SHEET 55 MAP RECORDS MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
LOUIS W. BERGMAN IV
5815
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, JULY 5, 2016.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY
708 South Washington Avenue, Suite B
Cleveland, TX 77327
(281) 440-0118 Fax (281) 592-3153
TBPLS Firm No. 10114900

Copyright © 2016 All Rights Reserved

File name: 17-122.dwg
Scale: 1" = 60' Date: 5-8-2017
Drawn by: PG Surveyed by: EE-AL-JL