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CALLED 49.1835 AC.
JOHNNY JAMES CRAIG AND
MARY LOUISE CRAIG IRREVOCABLE TRUST
A.C.C.F. 151815
O.P.R.A.C.

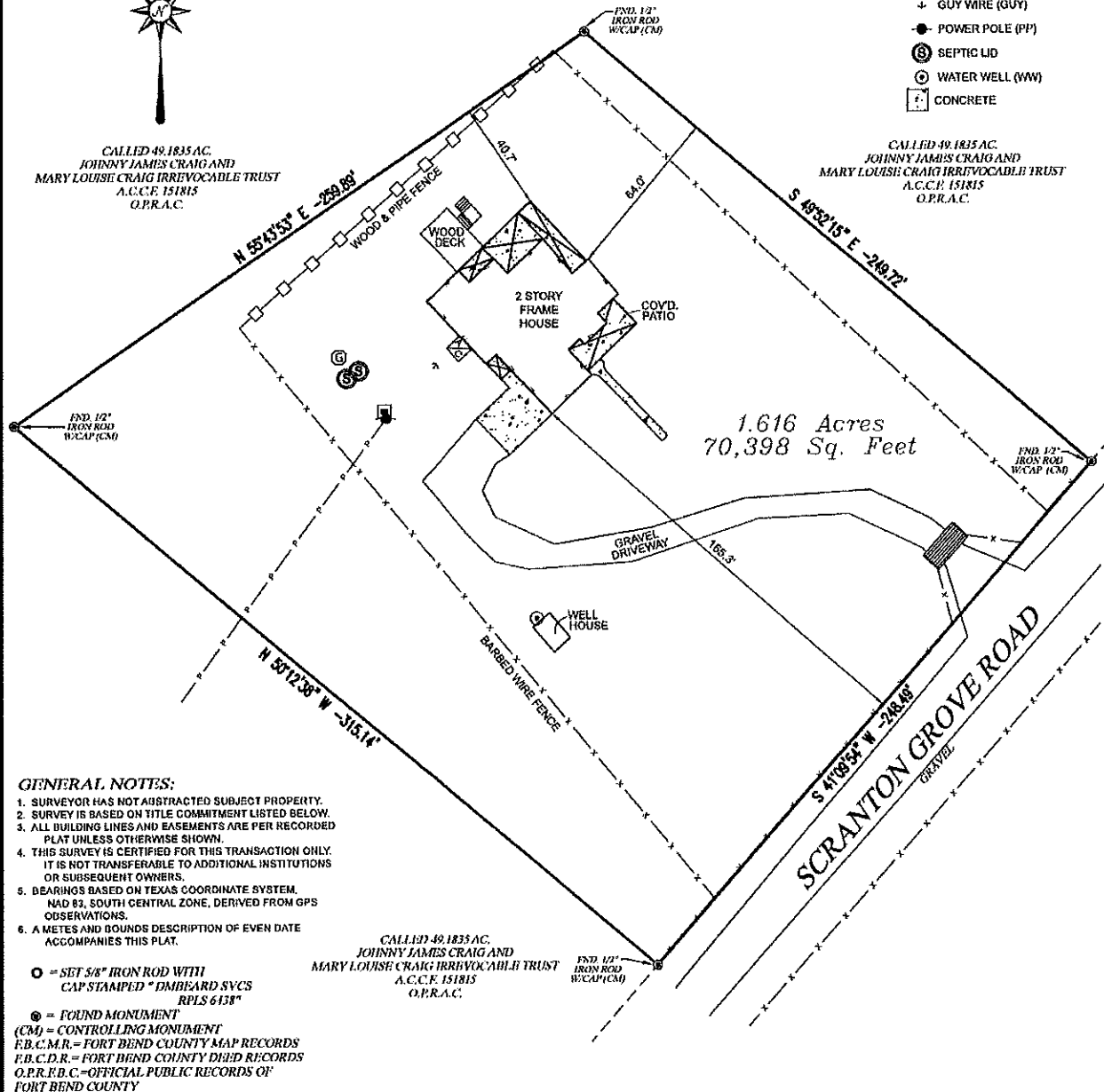
D.M.B. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
3704 7th STREET #4883, KATY TX. 77492-0883 TEL. 832-913-9866
T.R.P.L.S. EXAM NO. 10194165
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LEGEND

These standard symbols will be found in the drawing.

- AC UNIT (AC)
- ELECTRIC METER
- UNDERGROUND PROPANE
- GUY WIRE (GWY)
- POWER POLE (PP)
- SEPTIC LID
- WATER WELL (WW)
- CONCRETE

CALL ID 49.1835 AC.
JOHNNY JAMES CRAIG AND
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A.C.C.F. 151815
O.P.R.A.C.



1.616 Acres
70,398 Sq. Feet

GENERAL NOTES:

1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
6. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

○ = SET 5/8" IRON ROD WITH
CAP STAMPED "DMB BEARD SVCS
RPLS 6438"

● = FOUND MONUMENT

(CM) = CONTROLLING MONUMENT
F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF
FORT BEND COUNTY

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FLOOD NOTE

* Subject Property IS NOT located in a Federal Insurance Administration Designated Flood Hazard Area. LOCATED IN ZONE "X"
as per map 48015 C Panel 0050 F Dated 10/18/2019
* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

DESCRIPTION: BEING a 1.616 acre tract of land conveyed to Patricia Clark as recorded in A.C.C.F. 057837 COUNTY: AUSTIN STATE: TEXAS
O.P.R.A.C., and half interest conveyed to Dana Clark in A.C.C.F. 120977 O.P.R.A.C.

SURVEY: BENJAMIN EATON SURVEY, A-34 SURVEY TYPE: BOUNDARY & IMPROVEMENT

PURCHASER: PATRICIA AND DANA CLARK
ADDRESS: 3367 SCRANTON GROVE RD.
BELLVILLE, TX. 77418
TITLE COMPANY: STEWART TITLE GUARANTY CO.
GF NUMBER: 67724503
LENDER: QUICKEN LOANS, LLC
DATE: 07/27/2020 DRAWN BY: DB CHECKED BY: DMB
SCALE: 1" = 40' JOB NO.: 2020-75



SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING.

(Signature)
7/27/20

DARRYL M. BEARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6438

Metes and Bounds Description

BEING a 1.616 acre (70,398 square feet) tract of land located in the Benjamin Eaton Survey, Abstract 34, being all of a called 1.615 acre tract of land conveyed to Patricia Clark as recorded in Austin County Clerk's File (A.C.C.F.) 057837 of the Official Public Records of Austin County (O.P.R.A.C.), and half interest conveyed to Dana Clark in A.C.C.F. 120977 O.P.R.A.C.; said 1.616 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the Texas Coordinate System, South Central Zone 4204, NAD83, derived from GPS observations:

BEGINNING at a 1/2-inch iron rod with cap found in the northerly right-of-way line of Scranton Grove Road, for an external corner of a called 49.1835 acre residual tract of land conveyed to Johnny James Craig and Mary Louise Craig Irrevocable Trust as recorded under A.C.C.F. 151815 O.P.R.A.C., and for the south corner of the tract herein described;

THENCE North 50°12'38" West, leaving the northerly right-of-way line of said Scranton Grove Road, 315.14 feet to a 1/2-inch iron rod with plastic cap found for an internal corner of the said called 49.1835 acre residual tract, and for the west corner of the tract herein described;

THENCE North 55°43'53" East, along the north line of the tract herein described, 259.89 feet to a 1/2-inch iron rod with plastic cap found for an internal corner of the said called 49.1835 acre residual tract, and for the north corner of the tract herein described;

THENCE South 49°52'15" East, along the east line of the herein described tract, 249.72 feet to a 1/2-inch iron rod with plastic cap found in the northerly right-of-way line of said Scranton Grove Road, for an external corner of the said called 49.1835 acre residual tract, and for the east corner of the tract herein described;

THENCE South 41°09'54" West, along the northerly right-of-way line of said Scranton Grove Road, 248.49 feet to the **POINT OF BEGINNING** of the herein described tract containing 1.616 acre (70,398 square feet) of land.



[Signature]
Darryl M. Beard
Registered Professional Land Surveyor
Texas Registration No. 6438

A plat of even date was prepared in conjunction with this description.
Job No. 2020-75



5901 N Honore Ave, Ste 200
 Sarasota, FL 34243
 Ph: (941) 444-7142 Fax: (941) 214-1132

PLX #: 20-780359

Due Date: 8/8/2020

Payment Status: Open

Amrock

File #: 3453726364-67724503

662 Woodward Avenue
 Detroit, Michigan 48226

Researched Property

3367 Scranton Grove Road
 Bellville, Texas 77418-4059

Owner Name:
 Patricia Clark, Dana Clark

Folio / PID #:
 N/A

Invoice Date: 7/27/2020

Survey

Research:Survey - D.M. Beard Services, LLC	\$1,122.00
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Total Due: \$1,197.74

Due Date: 8/8/2020

Please make checks payable to:

PropLogix, LLC
 5901 N Honore Ave, Ste 200
 Sarasota, FL 34243