

Block 1
Bluejack National
Phase 1A
Cabinet 002, Sheet #s 4216-4226
File # 2016-095190
MRC

Reserve "W"
Called 265.466 Acres
Phase 1A Bluejack National
Partial Replat No. 1
Cabinet 002, Sheet #s 4216-4226
File # 2016-095190
MRC

Lot 42, Block 1
Phase 1A Bluejack National
Partial Replat No. 1
Cabinet 002, Sheet #s 4216-4226
File # 2016-095190
MRC

0.624 ACRE
LOT 41
BLOCK 1
Phase 1A Bluejack National
Partial Replat No. 1
Cabinet 002, Sheet #s 4216-4226
File # 2016-095190
MRC

Lot 40, Block 1
Final Plot of
Phase 1A Bluejack National
Cabinet 2, Sheet #s 3074-3088
File # 2014-102281
MRC

JONES BARN ROAD
(60' PRIVATE ROW)
Final Plat of Phase 1A Bluejack National
Cabinet 1, Sheet #s 1001-1008
File # 2016-095190

WELLING LAKE
(60' PRIVATE ROW)
Final Plat of Phase 1A Bluejack National
Cabinet 1, Sheet #s 1001-1008
File # 2016-095190



- LEGEND
- FOUND 3/8" IRON ROD CAPPED "JONES & CARTER"
 - FOUND 3/4" IRON ROD CAPPED "JONES & CARTER"
 - ECB ELECTRIC CONTROL BOX
 - TH FIRE HYDRANT
 - MRC MAP RECORDS OF MONTGOMERY COUNTY
 - ROW RIGHT-OF-WAY
 - TPD TELEPHONE PEDESTAL
 - WM WATER METER
 - ASPHALT
 - ADJUNCTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY

NOTES

1. All bearings shown herein are based on Texas Coordinate System, Central Zone, NAD 83.

2. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

4. According to Map No. 4833WC0325G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, dated August 18, 2014, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.

5. A flood statement does not imply that the property or structures thereon will be free from flooding or flood damage, nor does it guarantee that flooding will not occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

6. A sewer tap has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.

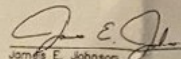
7. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and without assessments or encumbrances may exist which are not shown herein. No research of the Official Records of Montgomery County, Texas regarding these assessments or encumbrances was performed by Jones|Carter.

8. No improvements were located with this survey, no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown herein.

Subject to the General Notes shown:
To: John D. Cutrer and Karen A. Cutrer

We, Jones|Carter, acting by and through James E. Johnson, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the Texas Board of Professional Surveyors minimum standards for a boundary survey.

Surveyed: March 3, 2017


James E. Johnson
Registered Professional Land Surveyor
No. 6604
johnson@jonescarter.com

Dated: 03/06/2017



BOUNDARY SURVEY
OF
LOT 41, BLOCK 1
OF
PHASE 1A BLUEJACK NATIONAL
PARTIAL REPLAT No. 1
BEING
0.624 ACRES
OUT OF THE
THOMAS C. BRADBERRY SURVEY, A-91
MONTGOMERY COUNTY, TEXAS
MARCH 2017

