

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	2°9'10"	430.00'	160.00'	80.94'	159.08'	S 63°06'22" E

Notes:

1. Basis of bearings: Recorded Plat
2. Easements and building lines as shown are per the recorded plat.
3. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.

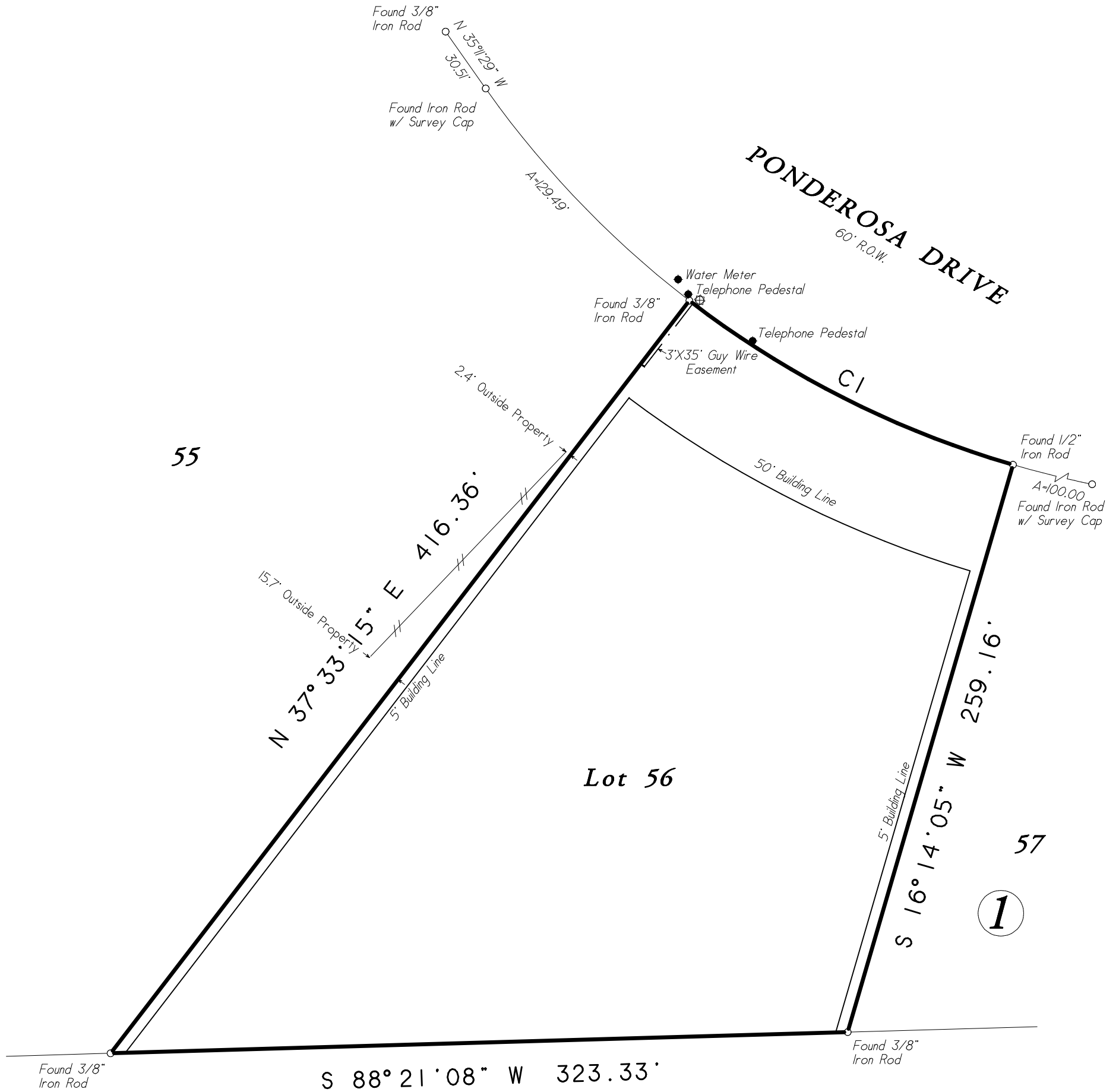
⊕ = Power Pole

—//—//— = Wood Fence

This property lies within ZONE 'X' & ZONE 'AE' as SCALED from FEMA Map Panel Number 48339C0505G dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES INSIDE & 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.



Called 9.709 Acres
C.F. No. 2004-065648

Lot Fifty Six (56), in Block One (1), of WESTWOOD TWO, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet B, Sheet 103-A of the Map Records of Montgomery County, Texas;

Date: August 5, 2021	GF No. N/A
Job No. 21-0202	Scale: 1" = 50' (11x17)
Address: Ponderosa Drive	Drawn By: DY
City, State: Magnolia, Texas	Zip: 77354
Rev: 0	
C & C Surveying, Inc.	
Firm Number 10009400	
7424 F.M. 1488, Suite A, Magnolia, Texas 77354	
Office: 281-259-4377 Metro: 281-356-5172	
Email: survey@ccsurveying.com Web: www.ccsurveying.com	



R.P.L.S. Seal

Certified To: Kelly Schanzer
Client: Kelly Schanzer

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 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, TSPS STANDARD LAND SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
Steven L. Crews R.P.L.S. # 4141