

WILLIAM F. RENFRO SURVEY  
ABSTRACT No. 446

LOT 306  
VOL. 795, PG. 918 D.R.M.C.T.

BEAR CREEK RANCH  
VOL. 5, PG. 189 M.R.M.C.T.

PART LOT 305

FND. 1/2" I.P.  
CONTROL MON.

(CALLED - EAST)  
N 87°06'31" E 268.89'

N 87°06'31" E 195.21'  
(CALLED - EAST)

FND. 3/4" I.P.  
CONTROL MON.

CALLED 0.6797 ACRES  
M.C.C.F. No. 2013123076  
M.C.C.F. No. 2018118004

CALLLED 1.9201 ACRES  
M.C.C.F. No. 2002007291

3.13 ACRES  
OUT OF LOT 206  
BEAR CREEK RANCH  
VOL. 5, PG. 189 M.R.M.C.T.

LOT 206

1.87 ACRES  
OUT OF LOT 206  
BEAR CREEK RANCH  
VOL. 5, PG. 189 M.R.M.C.T.

CALLLED 156.66'x214.00' TRACT  
M.C.C.F. No. 269364

PART LOT 205  
M.C.C.F. No. 2015057305

N 02°51'08" W 469.88'  
(CALLED NORTH - 470.00')

FRAME  
WELL  
SHED

FRAME  
BLDG.

FRAME  
SHED

PROPANE  
TANK

1-STORY BRICK  
RESIDENCE

CONCRETE  
DRIVEWAY

COV.  
SIDEWALK

CALLLED 1.6312 ACRES  
M.C.C.F. No. 2002007291

1-STORY METAL  
BUILDING

ROCK DRIVE

50.5'

P.O.B.  
SET 5/8" I.R.

P.O.C. & P.O.B.  
FND. 3/4" I.P.  
CONTROL MON.

S 87°08'55" W 152.12'  
(CALLED S 89°55'59" W)

S 87°08'55" W 311.70'  
(CALLED S 89°55'59" W)

MORTON DRIVE  
60' R.O.W.

MORGAN DRIVE  
60' R.O.W.

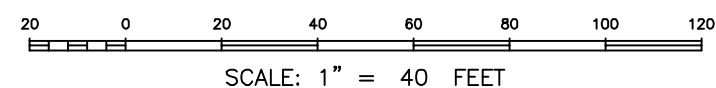
GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS TRACT.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 4) THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 5) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
- 6) BUILDERS, ENGINEERS & 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.
- 7) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBDIVISION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.
- 8) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

SYMBOL LEGEND

- ⊙ = POWER POLE
- ⊠ = ELECTRIC BOX
- ⊕ = WATER METER
- ⊞ = TELEPHONE BOX
- ⊗ = SEPTIC TANK
- ⊖ = WATER WELL
- E- = OVERHEAD ELECTRIC
- X- = FENCE

**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. 48339C0450G, DATED 8-18-2014.  
THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD 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: RICHARD USHER

**DESCRIPTION OF PROPERTY:** 13094 MORGAN DRIVE, SPLENDORA, TX 77327  
1.87 ACRES & 3.13 ACRES, BEING OUT OF LOT 206 OF BEAR CREEK RANCH AS RECORDED IN VOLUME 5, PAGE 189 MAP RECORDS MONTGOMERY COUNTY, TX. & BEING SITUATED IN THE WILLIAM F. RENFRO SURVEY, A-446 MONTGOMERY COUNTY, TX.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, OCTOBER 8, 2021.  
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

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

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File Name: 21-353.dwg  
Scale: 1" = 40' Date: 11-4-2021  
Drawn by: FG Surveyed by: EE-JP