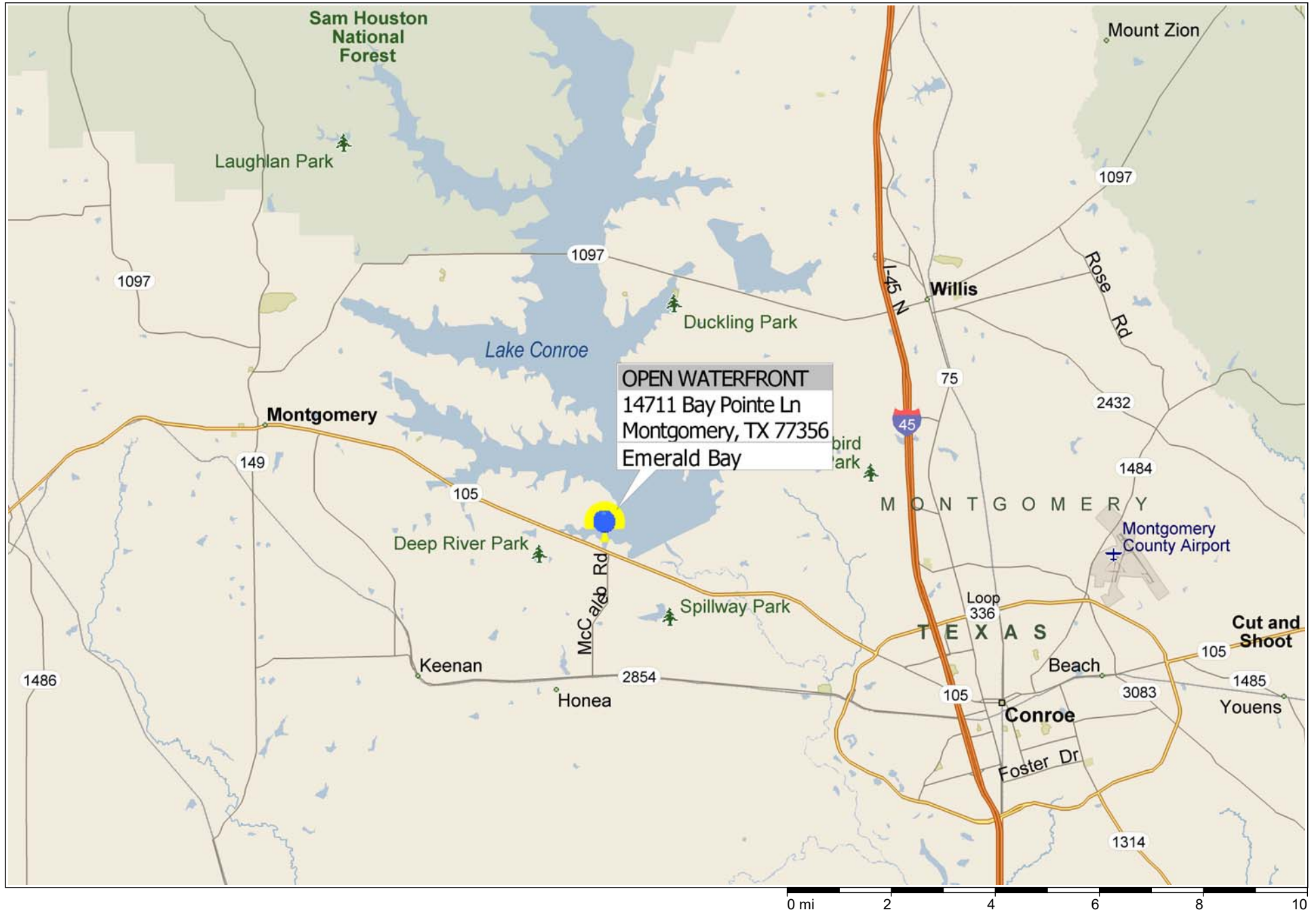
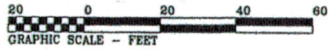


\*\*\* OPEN WATERFRONT \*\*\* 14711 Bay Pointe Ln ~ Montgomery TX





# WILLIAM C. CLARK SURVEY, ABSTRACT NO. 6

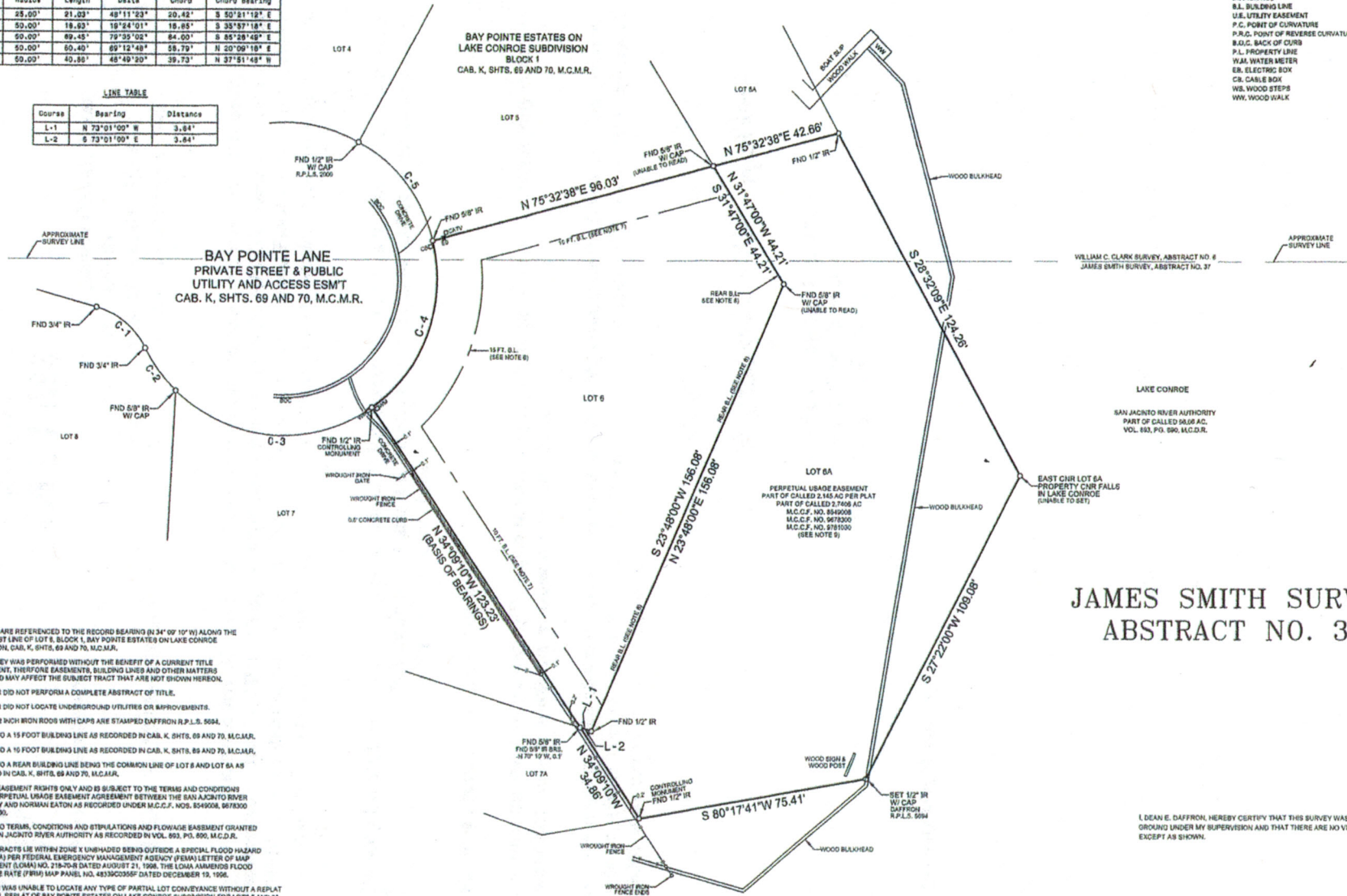
**LEGEND**  
 M.C.M.R. MONTGOMERY COUNTY MAP RECORD  
 M.C.C.F. MONTGOMERY COUNTY CLERK FILE  
 M.C.D.R. MONTGOMERY COUNTY DEED RECORDS  
 CAB. CABINET  
 SHT. SHEET  
 VOL. VOLUME  
 PG. PAGE  
 IR. IRON ROD  
 B.L. BUILDING LINE  
 U.E. UTILITY EASEMENT  
 P.C. POINT OF CURVATURE  
 P.R.C. POINT OF REVERSE CURVATURE  
 B.C.C. BACK OF CURB  
 P.L. PROPERTY LINE  
 W.W. WATER METER  
 E.B. ELECTRIC BOX  
 C.B. CABLE BOX  
 W.W. WOOD STEPS  
 W.W. WOOD WALK

**CURVE TABLE**

Curve	Radius	Length	Delta	Chord	Chord Bearing
C-1	25.00'	31.03'	49°11'23"	20.42'	S 50°21'18" E
C-2	50.00'	18.63'	19°24'01"	15.65'	S 33°37'18" E
C-3	50.00'	69.45'	79°35'02"	64.00'	S 25°25'49" E
C-4	50.00'	60.40'	69°12'48"	56.79'	N 20°09'18" E
C-5	50.00'	40.89'	45°49'20"	39.73'	N 37°51'48" W

**LINE TABLE**

Course	Bearing	Distance
L-1	N 73°01'00" W	3.84'
L-2	S 73°01'00" E	3.84'



- NOTES:**
- BEARINGS ARE REFERENCED TO THE RECORD BEARING IN 34° 09' 10" W ALONG THE SOUTHWEST LINE OF LOT 6, BLOCK 1, BAY POINTE ESTATES ON LAKE CONROE SUBDIVISION, CAB. K, SHTS. 69 AND 70, M.C.M.R.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD MAY AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
  - SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT OF TITLE.
  - SURVEYOR DID NOT LOCATE UNDERGROUND UTILITIES OR IMPROVEMENTS.
  - ALL SET 1/2 INCH IRON RODS WITH CAPS ARE STAMPED DAFFRON R.P.L.S. 5694.
  - SUBJECT TO A 15 FOOT BUILDING LINE AS RECORDED IN CAB. K, SHTS. 69 AND 70, M.C.M.R.
  - SUBJECT TO A 10 FOOT BUILDING LINE AS RECORDED IN CAB. K, SHTS. 69 AND 70, M.C.M.R.
  - SUBJECT TO A REAR BUILDING LINE BEING THE COMMON LINE OF LOT 6 AND LOT 6A AS RECORDED IN CAB. K, SHTS. 69 AND 70, M.C.M.R.
  - LOT 6A IS EASEMENT RIGHTS ONLY AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERPETUAL USAGE EASEMENT AGREEMENT BETWEEN THE SAN JACINTO RIVER AUTHORITY AND NORMAN EATON AS RECORDED UNDER M.C.C.F. NOS. 854908, 879500 AND 8795100.
  - SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS AND FLOWAGE EASEMENT GRANTED TO THE SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOL. 593, PG. 590, M.C.D.R.
  - SUBJECT TRACTS LIE WITHIN ZONE X UNSHADED BEING OUTSIDE A SPECIAL FLOOD HAZARD AREA (SFHA) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) LETTER OF MAP AMENDMENT (LOMA) NO. 218-70-R DATED AUGUST 21, 1998. THE LOMA AMENDS FLOOD INSURANCE RATE (FIRM) MAP PANEL NO. 483302055P DATED DECEMBER 19, 1998.
  - SURVEYOR WAS UNABLE TO LOCATE ANY TYPE OF PARTIAL LOT CONVEYANCE WITHOUT A REPLAT OR PARTIAL REPLAT OF BAY POINTE ESTATES ON LAKE CONROE SUBDIVISION FOR LOTS 6 AND 6A IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - THIS LAND SURVEY IS BASED ON THE RECORDED PLAT OF BAY POINTE ESTATES SUBDIVISION ON LAKE CONROE, CAB. K, SHTS. 69 AND 70, M.C.M.R.

## JAMES SMITH SURVEY, ABSTRACT NO. 37

I, DEAN E. DAFFRON, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.

PLAT SHOWING SURVEY OF LOT 6, BLOCK 1 AND LOT 6A (PERPETUAL USAGE EASEMENT), BAY POINTE ESTATES ON LAKE CONROE SUBDIVISION, RECORDED IN CABINET K, SHEETS 69 AND 70, MONTGOMERY COUNTY MAP RECORDS. SAID LOTS 6 AND LOT 6A BEING FURTHER DESCRIBED AS A CALLED 0.3160 OF AN ACRE TRACT OF LAND (TRACTS 6.1 & 6.1A) AND A CALLED 0.3772 OF AN ACRE TRACT OF LAND (TRACTS 6.2 & 6.2A) AS DESCRIBED IN DEED FROM KJV ENTERPRISES, INC. TO HHT-FCP LIMITED, 1 AS RECORDED UNDER MONTGOMERY COUNTY COUNTY CLERK'S FILE NO. 2002-039841, LOCATED IN THE WILLIAM C. CLARK SURVEY, ABSTRACT NO. 6 AND THE JAMES SMITH SURVEY, ABSTRACT NO. 37, MONTGOMERY COUNTY, TEXAS.

**DAFFRON LAND SURVEYING Co.**

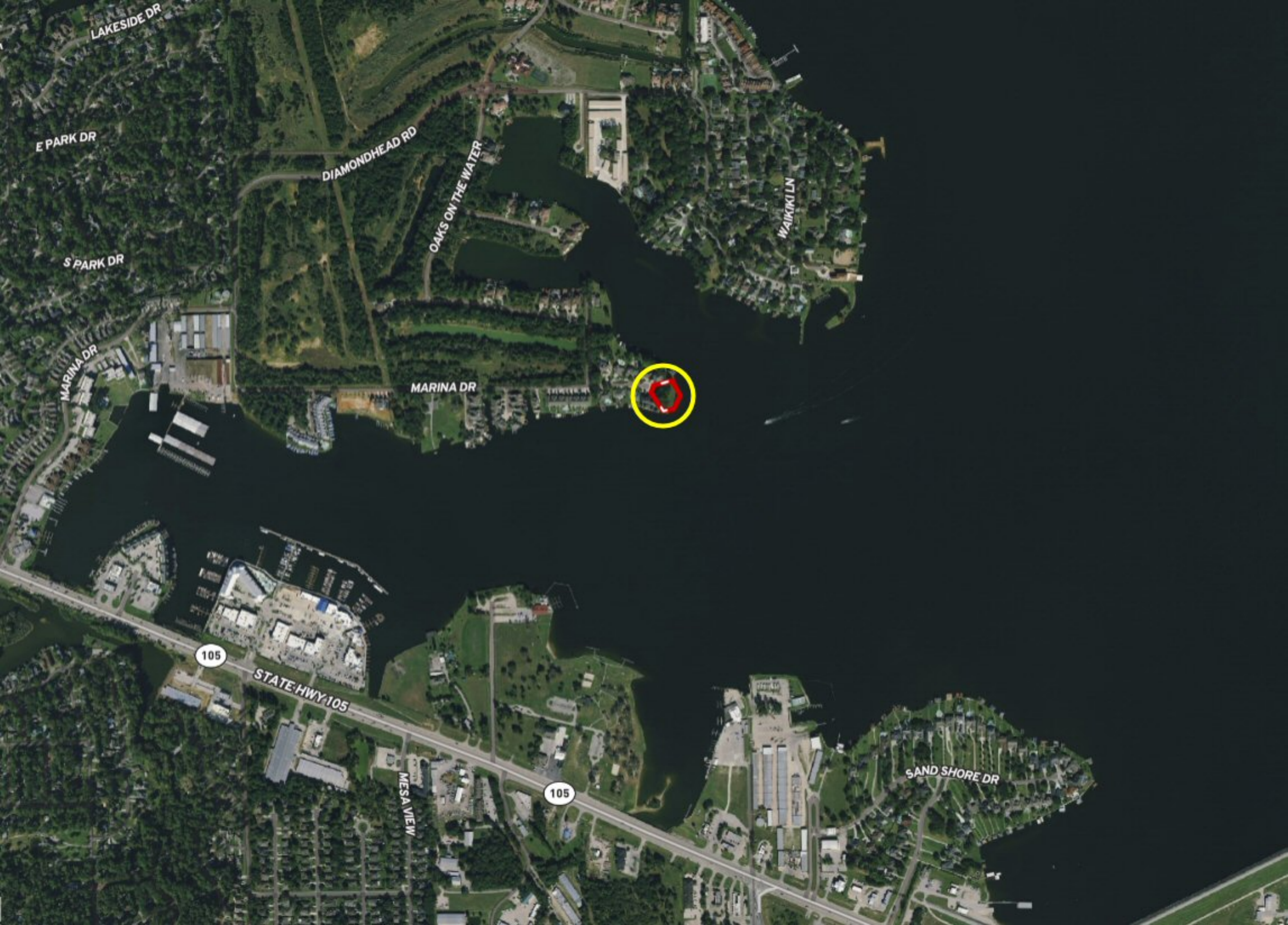
16582 EASTCHASE  
MONTGOMERY, TEXAS 77318  
PHONE 936-588-0550  
FAX 936-588-6974

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DATE: JANUARY 8, 2011  
 SCALE: 1" = 20'  
 DWG. NO.: 11002  
 JOB NO.: 11002

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RONALD J. UNDERWOOD  
 DAWN M. UNDERWOOD  
 ADDRESS: 14711 BAY POINTE LANE  
 MONTGOMERY, TEXAS 77356



LAKESIDE DR

E PARK DR

S PARK DR

MARINA DR

DIAMONDHEAD RD

OAKS ON THE WATER

WAIKIKI LN

MARINA DR

105

STATE HWY 105

105

MESA VIEW

SAND SHORE DR



MARINA DR

MARINA DR

BAYPOINTE LN

BAYPOINTE LN

195 FT

190 FT

200 FT

195 FT

200 FT

190 FT

195 FT

200 FT

200 FT



MARINA DR

MARINA DR

BAY POINTE LN

BAY POINTE LN