

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

LAKE CREEK RANCHETTES SECTION 5
(UNRECORDED SUBDIVISION)

LOT 1

CHESTER BRADLEY JR.
F.C. NO. 742-11-0143

CORAL AEG LLC-SERIES A
CALLED 187.84 ACRES
C.F. NO. 2019011188

LEGEND:

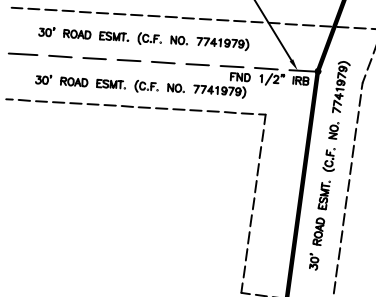
- - ELECTRIC BOX
- - TELEPHONE BOX
- - CABLE TELEVISION BOX
- - GAS METER
- - WATER METER
- - LIGHT POLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - STORM SEWER MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - SAMPLE WELL
- ⊙ - DRAINAGE INLET
- ▲ - FIBEROPTICS MARKER
- ▲ - UNDERGROUND TELEPHONE MARKER
- ▲ - GAS MARKER
- ▲ - PIPELINE MARKER
- ★ - FIRE HYDRANT
- - WATER VALVE
- - GAS VALVE
- - MONITORING WELL
- - UTILITY POLE
- - ELECTRIC METER
- - TRAFFIC SIGNAL POLE
- - TRAFFIC CONTROL BOX
- ⊕ - BENCHMARK
- F.C. - FILM CODE
- C.F. NO. - CLERK'S FILE NUMBER
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- HL&P - HOUSTON LIGHTING & POWER ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P- OVERHEAD UTILITY LINES
- x- BARBED WIRE FENCE
- c- CHAIN LINK FENCE
- w- WOOD FENCE
- d- WROUGHT IRON FENCE

COUNTRY FOREST DRIVE
(60' RIGHT-OF-WAY)

LOT 49
SHEK YUE KENNETH KWAN, ET UX
CALLED 5.409 ACRES
C.F. NO. 7883072

(N 20°17'39" E-395.83'
N 20°17'39" E-395.83')

ZONE X-0.2%
CHANCE FLOOD



LOT 50
5.153 ACRES
224,475 SQ. FT.

OWL 1 HOLDINGS, LLC
CALLED 93.644 ACRES
C.F. NO. 2020012441

LAKE CREEK RANCHETTES SECTION 7
(UNRECORDED SUBDIVISION)

LOT 69
JOSEPH SPANGOLETTI, ET UX
CALLED 5.011 ACRES
F.C. NO. 384-00-0175

(N 07°54'21" E-613.55'
N 07°45'12" E-606.38')

(S 15°28'39" W-1115.24'
S 15°32'47" W-1121.48')

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND SOME EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., MAY HAVE BEEN GRANTED BY SEPARATE INSTRUMENTS AND NOT REFLECTED HEREON.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48330004850 EFFECTIVE DATE 08-18-14. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
5. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS LLC, IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.
6. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 18TH DAY OF AUGUST 2020

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



LOT 68
THOMAS R. MORANT, ET UX
CALLED 5.500 ACRES
C.F. NO. 2013113841

(N 45°02'42" W-183.23'
N 47°44'12" W-182.25')

LOT 62
BARRY J. BARNES, ET UX
CALLED 13.438 ACRES
C.F. NO. 2019003728

FND 5/8" IR

SCALE: 1"=60' DATE: 07-21-20

REVISION:
BOOK : N/A
DRAWN BY: R.D.P.
APPROVED BY: R.D.P.
PROJECT NO.: 70090-20

CLIFTON J. LACABE

00000 COUNTRY FOREST DRIVE
MAGNOLIA, TEXAS 77354

BOUNDARY AND IMPROVEMENT
SURVEY

BEING A 5.153 ACRE (224,475 SQUARE FOOT) TRACT OR PARCEL OF LAND KNOWN AS LOT 50 OF LAKE CREEK RANCHETTES SECTION 7, BEING AN UNRECORDED SUBDIVISION LOCATED IN THE T. J. NICHOLS SURVEY, A-397, MONTGOMERY COUNTY, TEXAS.
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

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