



LEGEND

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- = POWER POLE
- x—x—x— = FENCE
- *—*—*— = METAL

J.J. FOSTER SURVEY ABSTRACT 204

SCALE 1" = 30'

OAK DRIVE (60' R.O.W.)

NORTH 70.00'

P.O.C.
SW CORNER OF LOT 150
HIDDEN FOREST ESTATES
SECTION 1
VOL. 632, PG. 472
O.P.R.M.C.
NORTH (A)
350.00'
FND 1/2" I.R.
70.00'
280.00'

LOT 146
ALLEN LEBOUF
C.F. NO. 2016051558
O.P.R.M.C.

LOT 145
ALLEN LEBOUF
C.F. NO. 2016051558
O.P.R.M.C.

(VACANT)

LOT 144
CARLOS O. VILLALOBOS
C.F. NO. 2019117890
O.P.R.M.C.

PINE LANE
(60' R.O.W.)

EAST 140.00'

WEST 140.00'

0.2250 ACRES
(9,800 SQ.FT.)

LOT 155
ALLEN LEBOUF
C.F. NO. 2016051558
O.P.R.M.C.

LOT 156
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 157
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 158
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 159
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 160
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 161
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 162
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 163
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 164
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 165
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 166
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 167
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 168
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 169
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 170
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 171
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 172
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 173
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 174
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 175
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 176
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 177
CHRISTOPHER B. APPLIGATE
& APRIL D. APPLIGATE
C.F. NO. 2012006894
O.P.R.M.C.

HOLLY DRIVE (60' R.O.W.)

SOUTH 70.00'

140.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

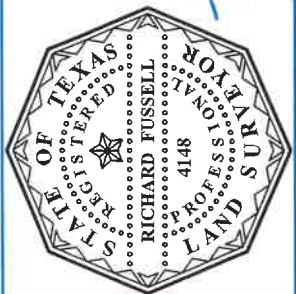
70.00'

70.00'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO BEARD & LANE ATTORNEYS AT LAW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2250 ACRES (9,800 SQUARE FEET) SITUATED IN THE J.J. FOSTER SURVEY, ABSTRACT 204, MONTGOMERY COUNTY, TEXAS, BEING COMMONLY KNOWN AS LOT 145 OF HIDDEN FOREST ESTATES, SECTION 1, AS RECORDED IN VOLUME 632, PAGE 472 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON [DATE] 2021, AND THAT THIS SURVEY IS A SUBSTANTIAL COMPLIANCE WITH THE CURRENTLY APPLICABLE RULES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
 RICHARD FUSSELL
 P.L.S. 4148

CLIENT: TBD

ADDRESS: OAK DRIVE

www.survey1inc.com
 survey1@survey1inc.com



Firm Registration No. 100758-00
 P.O. Box 2543 | Abilene, TX 77512 | (281)393-1382

FIELD CREW: MW	TECH: DC
DRAFTER: MC(V) / MC	FINAL CHECK: SF
DATE: OCT. 8, 2021	JOB# 9-102951-21