



SCALE: 1"=40'
Reduced Scale: 1"=53.6'

LAKE CONROE

BRIDGEPOINT SECTION ONE BLOCK 1

CABINET 1, SHEET 150 M.C.M.R.

LOT 37
Walter Plaskett

LOT 36
1.075
ACRE

S 42°42'38" E 78.28'
S 72°33'38" E 24.39'

portion of lot in Zone AE (contiguous to lake)

bulkhead @ 15.4'
fnd. 5/8" iron rod

385.26'
S 03°36'12" W 385.26'
Rec: S 03°43'21" W 385.26'

wood deck
two story brick residence (45.8')
wood deck
steps
25.0'
29.4'
a/c pad
water tank pad
concrete drive
brick garage 26.5' x 23.0'
conc walk

Detail Map 7/6 Scale

HILLSHIRE DRIVE

bulkhead @ 13.2'
fnd. 5/8" iron rod

75' building line
wood bulkhead

6.0'
N 16°58'39" E 359.60'
5' building line
N 16°58'39" E 359.60'

wood deck
two story brick residence
concrete drive
5' building line

75' building line

fnd. 5/8" iron rod
16' utility easement w/5'x20' aerial esmt.
R=530.0'
L=114.03'
N 52°16'31" W 75.70'

LAND TITLE SURVEY
FOR: CRAIG IVIE
& JAMIE IVIE
14594 HILLSHIRE DRIVE
WILLIS, TEXAS 77318

Lot 36, in Block 1, of Bridgepoint Section One, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet 1, Sheet 150, of the Map Records of Montgomery County, Texas.

Record data as shown hereon was relied upon partly from a Commitment for Title Insurance issued by the following qualified provider:
First American Title Company
G.F. No. 1355367-H043
Effective date: June 18, 2009

Covenants of Record:
1078/653 Deed Records; Clerk's File Nos. 8020179, 9651557, 9679843 & 9717572; Cabinet 1, Sheet 150 Map Records.

Flood Zone: X & AE FEMA Map No. 48339C 0215F

QUADRANT SOLUTIONS
P.O. BOX 1343 WILLIS, TEXAS 77378
(936) 856-8989
PROJECT NO.: 77905

Revised 06/08 remodeled entry walk
Revised 05/10/09 added gravel walk

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 28 February 2005
Survey updated & reflagged 05/25/09



Michael C. Warren
Registered Professional Land Surveyor No. 4935