

- Notes:
1. Basis of Bearings: West line of the subject property per the recorded deed.
  2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not show.
  3. Elevations are based on GPS observation.
  4. TBM is a pk nail set in pavement with an elevation of 257.38 feet.

MANHOLE "A"  
NORTH RIM = 256.59'  
(2) 8" PVC PIPES  
WEST = 248.48'  
EAST = 248.49'

MANHOLE "B"  
NORTH RIM = 254.99'  
(2) 8" PVC PIPES  
WEST = 247.29'  
EAST = 247.21'

This property lies within ZONE 'AE' as SCALED from FEMA Map Panel Number 48339C0480G, dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES INSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

- ⊙ POWER POLE
- ⊕ MANHOLE
- ⊙ TBM
- FF FINISH FLOOR (HOUSE & GARAGE)
- HB HIGHBANK
- EP EDGE PAVEMENT
- CLD CENTERLINE DITCH
- CLR CENTERLINE ROAD
- RCP REINFORCED CONCRETE PIPE
- ×× WIRE FENCE
- ## WOOD FENCE

CALLED  
36.1787 ACRES  
CF No. 2005-089683  
R.P.R.M.C.T.

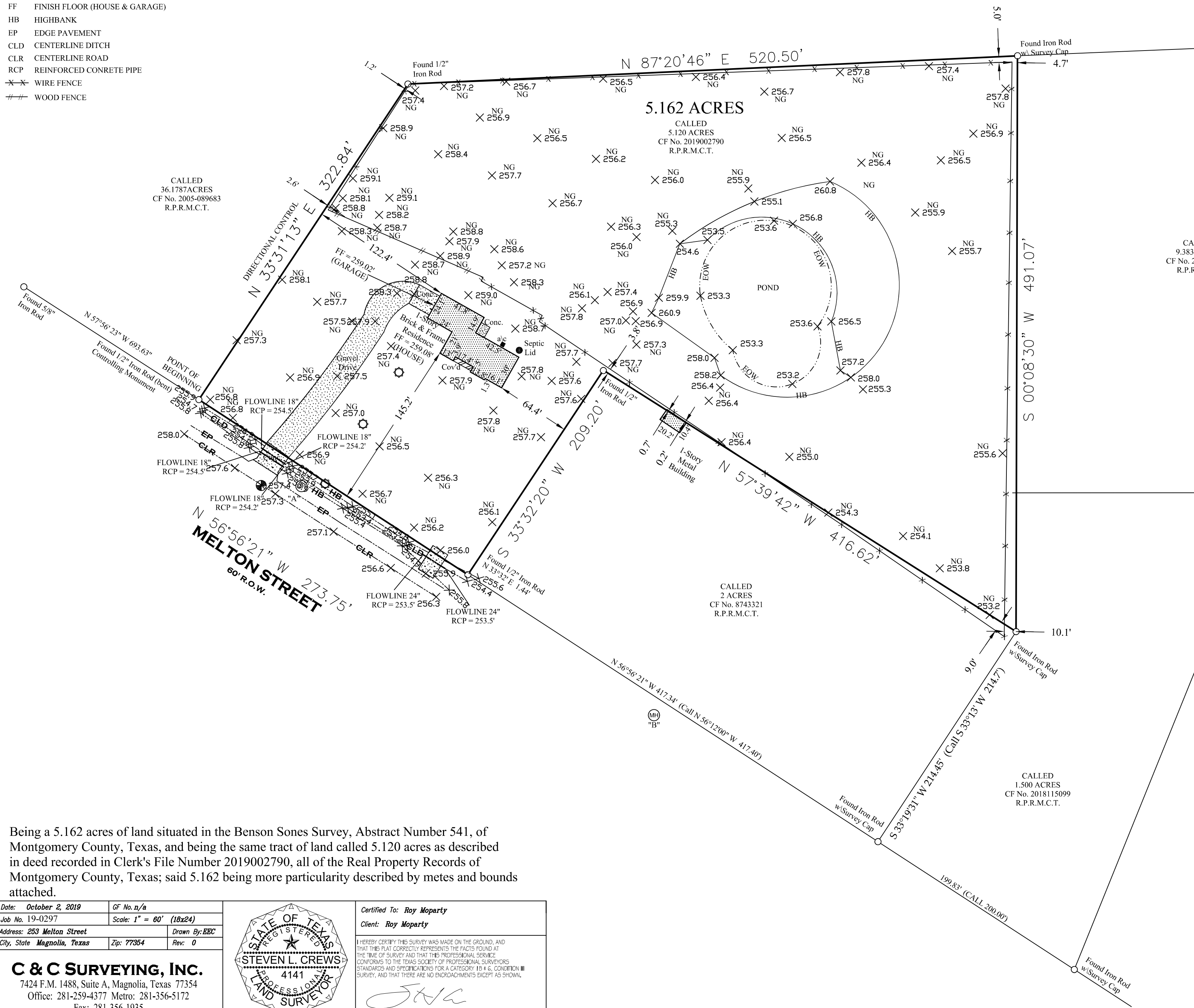
5.162 ACRES

CALLED  
5.120 ACRES  
CF No. 2019002790  
R.P.R.M.C.T.

CALLED  
9.383 ACRES  
CF No. 2017056848  
R.P.R.M.C.T.

CALLED  
2 ACRES  
CF No. 8743321  
R.P.R.M.C.T.

CALLED  
1.500 ACRES  
CF No. 2018115099  
R.P.R.M.C.T.

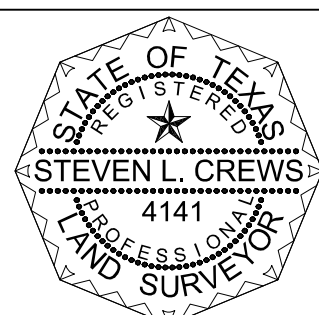


Being a 5.162 acres of land situated in the Benson Sones Survey, Abstract Number 541, of Montgomery County, Texas, and being the same tract of land called 5.120 acres as described in deed recorded in Clerk's File Number 2019002790, all of the Real Property Records of Montgomery County, Texas; said 5.162 being more particularly described by metes and bounds attached.

Date: October 2, 2019  
Job No. 19-0297  
Address: 253 Melton Street  
City, State: Magnolia, Texas

GF No. n/a  
Scale: 1" = 60' (18x24)  
Drawn By: EEC  
Rev: 0

**C & C SURVEYING, INC.**  
7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
Office: 281-259-4377 Metro: 281-356-5172  
Fax: 281-356-1935



Certified To: Roy Moparty  
Client: Roy Moparty

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B A.G. CONDITION SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

*Steven L. Crews*  
Steven L. Crews R.P.L.S. # 4141