

LINE BEARING DISTANCE  
 L 1 N 0° 36' 26" W .62.76'

Notes:

1. Basis of bearings: the recorded deed.
2. Subject to an easement per Vol. 518, Pg. 110 D.R.M.C.T.

X-X - WIRE FENCE

○ - UTILITY POLE



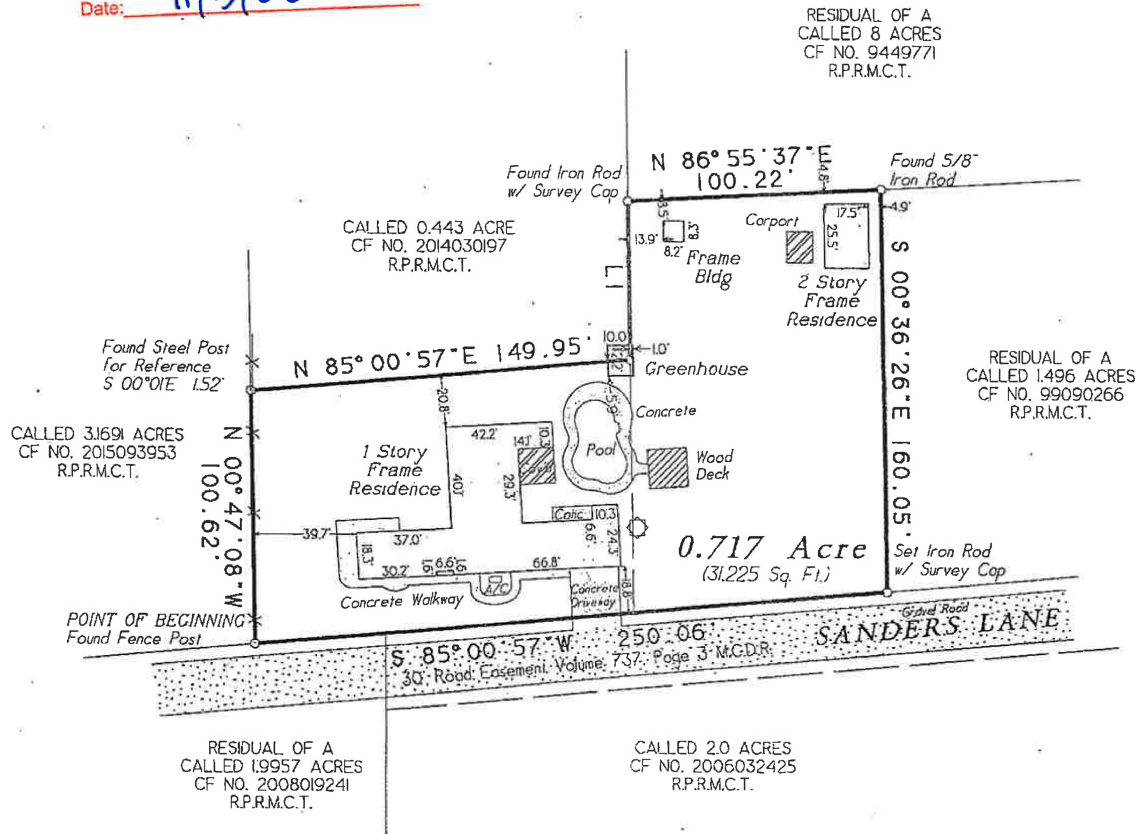
This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0515-G, dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE 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.

**SURVEY REVIEWED AND ACCEPTED:**

By: *Picky Ot Parker*  
 By: *J. L. Grews*  
 Date: 11/3/22



Being a 0.717 acre tract of land situated in the Joseph Miller Survey, Abstract Number 27, of Montgomery County, Texas, and being the same land as described in deed recorded in Clerk's File Number 2014030197 of the of the Real Property Records of Montgomery County, Texas; said 0.717 acre tract being more particularly described by metes and bounds attached.

|                              |                      |
|------------------------------|----------------------|
| Date: April 27, 2018         | GF No. 2318756-13571 |
| Job No. 14-0024B             | Scale: 1" = 60'      |
| Address: off of 2978         | Drawn By: RM         |
| City, State: Magnolia, Texas | Zip: 77354 Rev: 0    |



Certified To: First American Title Company  
 Client: Adam Christopher Willey and Elizabeth Ann Willey

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 1A, CONDITION 111 SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

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

**C & C Surveying, Inc.**  
 Firm No. 10009400  
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-4377 Metro: 281-356-5172  
 E-mail: survey@ccsurveying.com

*C & C Surveying, Inc.*

7424 F.M. 1488, Suite A  
Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

**Metes and Bounds**

**0.717 Acre**

**Joseph Miller Survey, Abstract Number 27  
Montgomery County, Texas**

*Being a 0.717 acre tract of land situated in the Joseph Miller Survey, Abstract Number 27, of Montgomery County, Texas, and being the same land described as 0.344 acre in deed recorded in Clerk's File Number 2005021973, of the Real Property Records of Montgomery County, Texas, together with a called 0.374 acre as described in deed recorded in Clerk's File Number 2005021972, of said Real Property Records; said 0.717 acre being more particularly described as follows with all bearings based on the South line of a called 1.93944 acre tract described in deed recorded in Clerk's File Number 2003052615, of said Real Property Records:*

BEGINNING at a 5 inch steel fence post, found for the Southwest corner of the herein described tract, common with the Southeast corner of a called 0.3389 acre tract described in deed recorded in Clerk's File Number 9814150, of said Real Property Records, same being in the North line of the residual of a called 1.9957 acre tract described in deed recorded in Clerk's File Number 2008019241, of said Real Property Records, and proceeding;

THENCE N 00°47'08" W, a distance of 100.62 feet, along the lower West line of the herein described tract, common with the East line of the 0.3389 acre tract and the East line of a called 3.1696 acre tract described in deed recorded in Clerk's File Number 9814149, of said Real Property Records, to a point for the lower Northwest corner of the herein described tract, common with the Southwest corner of a called 0.4404 acre tract described in deed recorded in Clerk's File Number 9814150, of said Real Property Records, and from which a 5 inch steel fence post, found for reference, bears S 00°01'14" E, 1.52 feet;

THENCE N 85°00'57" E, a distance of 149.95 feet, along the lower North line of the herein described tract, common with the South line of the 0.4404 acre tract, to a point for an interior corner of the herein described tract, common with the Southeast corner of the 0.4404 acre tract;

THENCE N 00°36'26" W, a distance of 62.76 feet, along the upper West line of the herein described tract, common with the East line of the 0.4404 acre tract, to an iron rod with survey cap, found for the upper Northwest corner of the herein described tract, common with the Southwest corner of the residual of a called 8 acre tract described in deed recorded in Clerk's File Number 9449771, of said Real Property Records;

THENCE N 86°55'37" E, a distance of 100.22 feet, along the upper North line of the herein described tract, common with the South line of the residual of the 8 acre tract, to a 5/8 inch iron rod, found for the Northeast corner of the herein described tract, common with the Northwest corner of the residual of a called 1.496 acre tract described in deed recorded in Clerk's File Number 99090266, of said Real Property Records,;

THENCE S 00°36'26" E, a distance of 160.05 feet, along the East line of the herein described tract, common with the West line of the residual of the 1.496 acre tract, to an iron rod with survey cap, set for the Southeast corner of the herein described tract, common with the Southwest corner of the residual of the 1.496 acre tract, same being in the North line of the residual of a called 1.0680 acre tract described in deed recorded in Clerk's File Number 8705626, of said Real Property Records;

THENCE S 85°00'57" W, a distance of 250.06 feet, along the South line of the herein described tract, common with the North line of the residual of the 1.0680 acre tract and the North line of the residual of the 1.9957 acre tract, back to the **POINT OF BEGINNING** and containing 0.717 acre of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated February 7, 2014, revised February 13, 2014.

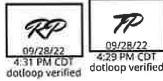


Steven L. Crews, Registered Professional Land Surveyor, Number 4141  
14-0024E  
02/07/14 revised 02/13/14



Notes:

1. Basis of bearings: the recorded deed.
2. Subject to an easement per Vol. 518, Pg. 110 D.R.M.C.T.
3. Subject tract shown hereon does not have direct access to a public road or street.



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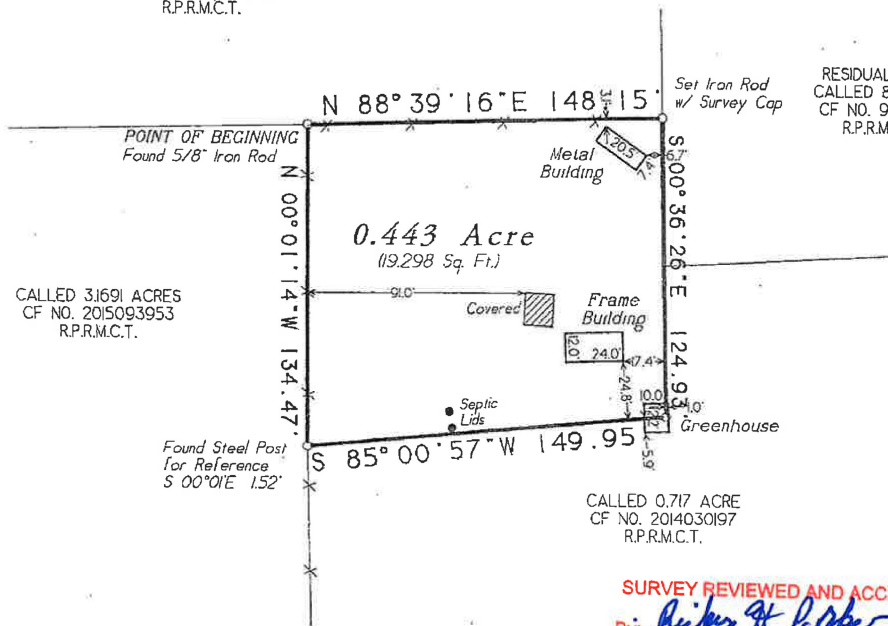
✕ - ✕ - WIRE FENCE  
 ○ - UTILITY POLE

CALLED 31749 ACRES  
 CF NO. 2003104142  
 R.P.R.M.C.T.

CALLED 31691 ACRES  
 CF NO. 2015093953  
 R.P.R.M.C.T.

Found Steel Post  
 for Reference  
 S 00°01'E 152'

RESIDUAL OF A  
 CALLED 8 ACRES  
 CF NO. 9449771  
 R.P.R.M.C.T.



CALLED 0.717 ACRE  
 CF NO. 2014030197  
 R.P.R.M.C.T.

**SURVEY REVIEWED AND ACCEPTED:**

By: Ricky G Parker  
 By: Steven L Crews  
 Date: 11/3/22

Being a 0.443 acre tract of land situated in the Joseph Miller Survey, Abstract Number 27, of Montgomery County, Texas, and being the same land as described in deed recorded in Clerk's File Number 2014030197 of the of the Real Property Records of Montgomery County, Texas; said 0.443 acre tract being more particularly described by metes and bounds attached.

|                              |                      |
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| Job No. 14-0024B             | Scale: 1" = 60'      |
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 Client: Adam Christopher Willey and Elizabeth Ann Willey

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

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 7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
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R.P.L.S. Seal

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