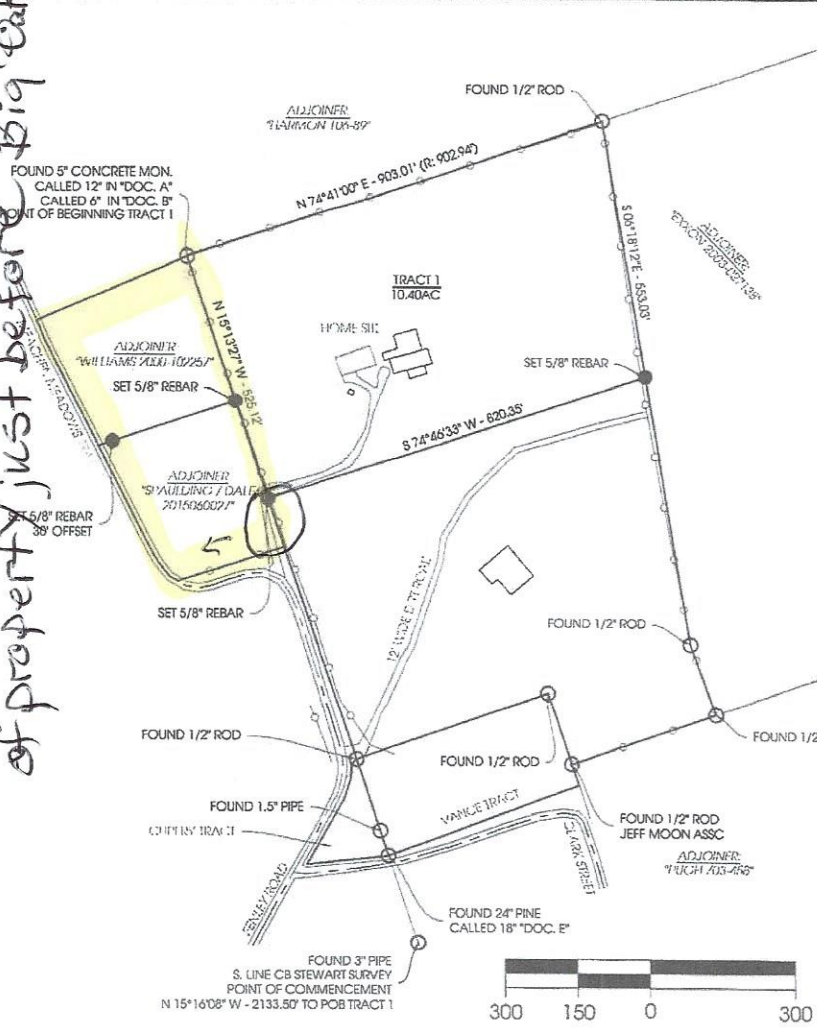


Easement for Neighbor is on Very Edge of property just before Big Oak



RECORD:
 BASIS OF BEARING:
 BEARINGS ARE BASED ON THE CALLED NORTH LINE OF TRACT 1 AS DESCRIBED IN VOL 551-PAGE 188 AND BEING N 74°41'00\"/>

RECORD:
 ALL RECORD BEARINGS AND DISTANCES ARE GIVEN IN PARENTHESES AND ARE BASED ON SOURCE DOCUMENTS.

REFERENCED DOCUMENTS:
 DOC A: WILLIAMS DEED 2000-102257
 DOC B: QUIJANO TITLE INSURANCE DESCRIPTION
 DOC C: PARTITION DEED 551-188
 DOC D: VANCE DEED 673-889
 DOC E: CUPERY DEED DOC # 2014020911
 DOC F: DALE / SPAULDING DOC # 2015075381
 DOC G: DALE / SPAULDING DOC # 2015060027

LEGEND
 ——— EXISTING FENCELINE

IMPROVEMENT NOTES:
 IMPROVEMENTS AS SHOWN ON 04/21/2020

REVISION NOTE:
 04/22/2020 - ADDED IMPROVEMENT DIMENSIONS

CERTIFICATION
 I, BRADLEY G. RUSSELL, RPLS # 6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH IN THE TBPIS RULES AND PRACTICE ACT, SECTIONS 663.15 - 663.19.



TRACT 1
 A PART OF THE CB STEWART SURVEY, A-476, MONTGOMERY COUNTY, TEXAS.

COMMENCING AT A FOUND 3\"/>

THENCE N 74°41'00\"/>

SAID PARCEL CONTAINS 10.40 ACRES, MORE OR LESS. BEARINGS BASED ON THE ESTABLISHED NORTH LINE OF THE VANCE PARTITION DESCRIBED IN 551-188 (M.C.D.R.) BEING N 74°41'00\"/>

IMPROVEMENT DETAILS		
IMPROVEMENT	DIMENSIONS	AREA
HOUSE	30' X 80'	2,400 SQFT
OUTBUILDING	40' X 75'	3,000 SQFT
WELL HOUSE	12' X 18'	216 SQFT
FRONT DECK	37' X 17'	629 SQFT
REAR DECK	IRREGULAR	2,600 SQFT LESS POOL
DRIVEWAY	600'	N/A

© 2020 Crafton Tull
 PROJECT NO: 15200400
 ISSUE DATE: 09/28/15
 CONTACT: Crafton Tull (70188715)
 CHECKED BY: BRUSSELL
 SHEET NO.: 1 OF 1

CONTACT INFORMATION:
 Bradley G. Russell
 Crafton Tull (70188715)
 1000 Ledgewood Dr.
 Conway, AR 72034

engineering surveying
Crafton Tull
 501.320.3316 | 501.320.3295 f
 www.craftontull.com

1000 Ledgewood Dr.
 Conway, Arkansas 72032

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

DATE	DESCRIPTION	DATE
04/22/2020	ADD IMPROVEMENTS	04/22/2020

A 10.40 AC PARCEL
 BEING A PART OF THE CB STEWART SURVEY, A-476
 CONROE, MONTGOMERY COUNTY, TEXAS

PREPARED FOR:
 DANNY SPAULDING

CONROE, TEXAS

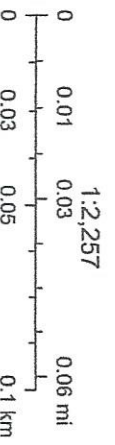
Montgomery CAD Web Map

4/5-21



3/2/2022, 7:49:35 PM
 Parcels

Small House Tax # 0476-01-03842
 with 2 acres " 0476-01-03840
 Remaining 2 acres " 0476-01-03841



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Montgomery County Appraisal District, BIS Consulting -
 Disclaimer: This product is for information purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.