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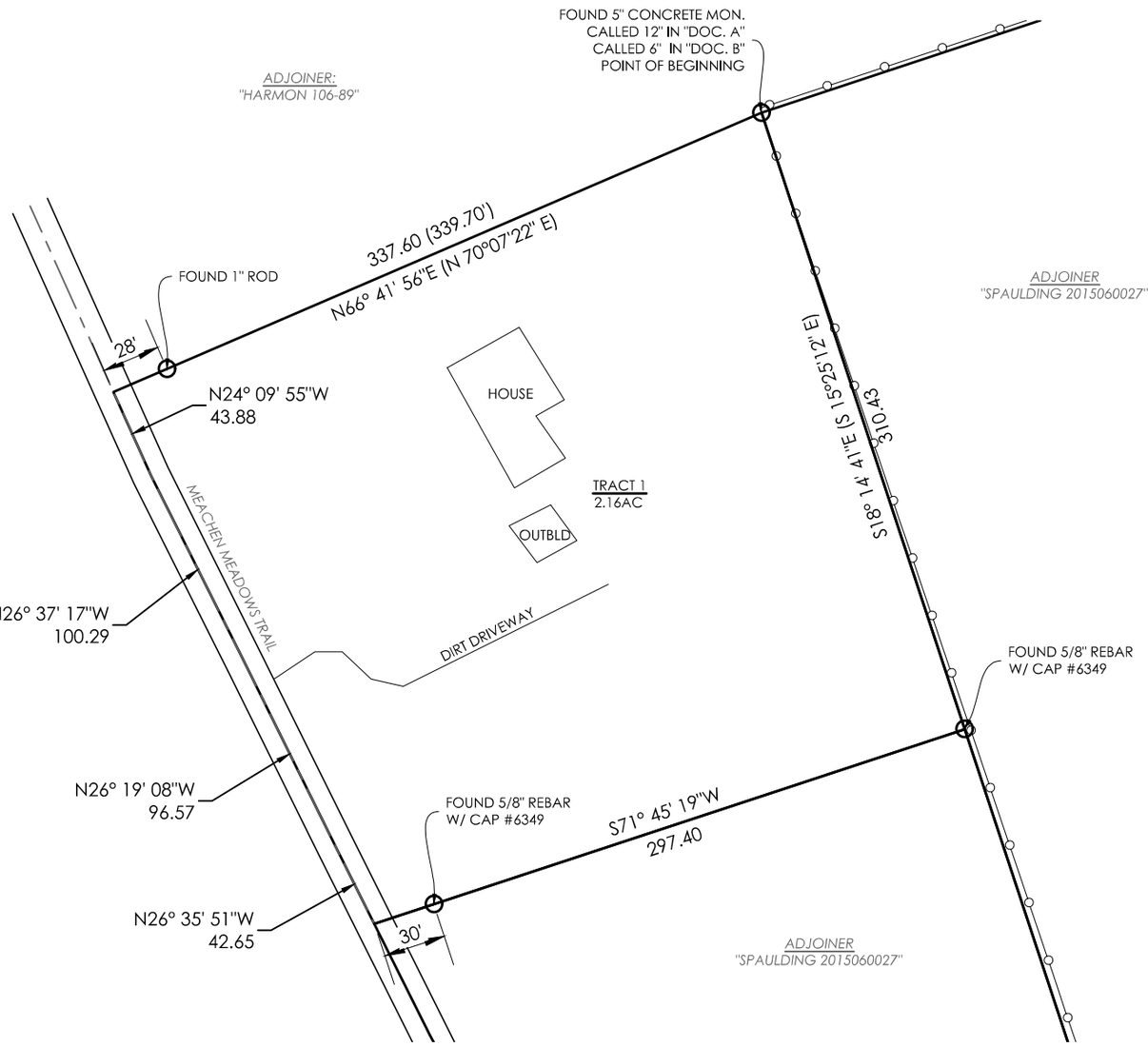
LAST PLOTTED BY: BRAD RUSSELL, 5/31/2017 10:34:19 AM ("PLOTTED BY:" VALID ON HARD COPY ONLY)



TRACT DESCRIPTION

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

BEGINNING AT A 5" CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF A CERTAIN 4.0845 ACRE TRACT DESCRIBED IN 2000-102257, MONTGOMERY COUNTY RECORDS; THENCE S 18°14'41" E A DISTANCE OF 310.43 FEET TO A 5/8" REBAR W/ CAP #6349; THENCE S 71°45'19" W AT 267 FEET PASS A 5/8" REBAR W/ CAP #6349, A TOTAL DISTANCE OF 297.40 FEET TO MEACHEN MEADOWS TRAIL; THENCE ALONG MEACHEN MEADOWS TRAIL N 26°35'51" W A DISTANCE OF 42.65 FEET; THENCE N 26°19'08" W A DISTANCE OF 96.57 FEET; THENCE N 26°37'17" W A DISTANCE OF 100.29 FEET; THENCE N 24°09'55" W A DISTANCE OF 43.88 FEET; THENCE DEPARTING MEACHEN MEADOWS TRAIL N 66°41'56" E AT 28 FEET PASS A 1" ROD, A TOTAL DISTANCE OF 337.60 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 2.16 ACRES, MORE OR LESS.

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" E. ROTATION FACTOR TO STATE PLANE IS -3°01'14".

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

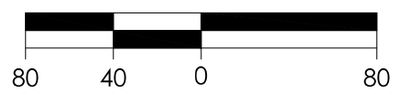
LEGEND

EXISTING FENCELINE

CERTIFICATION

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

X
5/31/2017



CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgelawn Dr.
Conway, AR 72034

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PROJECT NO: 15200400
ISSUE DATE: 05/31/2017
CONTACT: B.RUSSELL
CHECKED BY:
SHEET NO.: 1 of 1

Crafton Tull
engineering | surveying
www.craftontull.com
501.328.3316 t 501.328.3325 f
1000 Ledgelawn Dr.
Conway, Arkansas 72032

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DELTA	DESCRIPTION	DATE

A 2AC PARCEL
BEING A PART OF THE CB STEWART SURVEY, A-476
CONROE, MONTGOMERY COUNTY, TEXAS

PREPARED FOR:
DANNY SPAULDING

CONROE, TEXAS