

**LEGEND** \* ITEMS THAT MAY APPEAR IN \*  
DRAWING BELOW

F.I.R. - FOUND IRON ROD  
F.I.P. - FOUND IRON PIPE  
S.I.R. - SET IRON ROD  
M.P. - METAL POST  
C.F.# - CLERK'S FILE NUMBER  
P.O.C. - POINT OF COMMENCING  
P.O.B. - POINT OF BEGINNING  
P.O.L. - POINT OF LAYING LINE  
P.N.D. - FOUND  
B.R.S. - BEARS

P.A.E. - PERMANENT ACCESS EASEMENT  
P.U.E. - PUBLIC UTILITY EASEMENT  
W.S.E. - WATER & SEWER EASEMENT  
P.C. - POINT OF CURVATURE  
P.T. - POINT OF TANGENCY  
P.R.C. - POINT OF REVERSE CURVATURE  
P.C.C. - POINT OF COMPOUND CURVATURE  
P.C.P. - POWER POLE  
S.F.A.F. - SEARCHED FOR, NOT FOUND  
U.T.S. - UNABLE TO SET

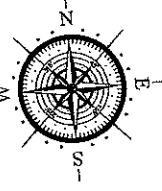
CONTROL MONUMENT

- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- - - - - BUILDING WALL

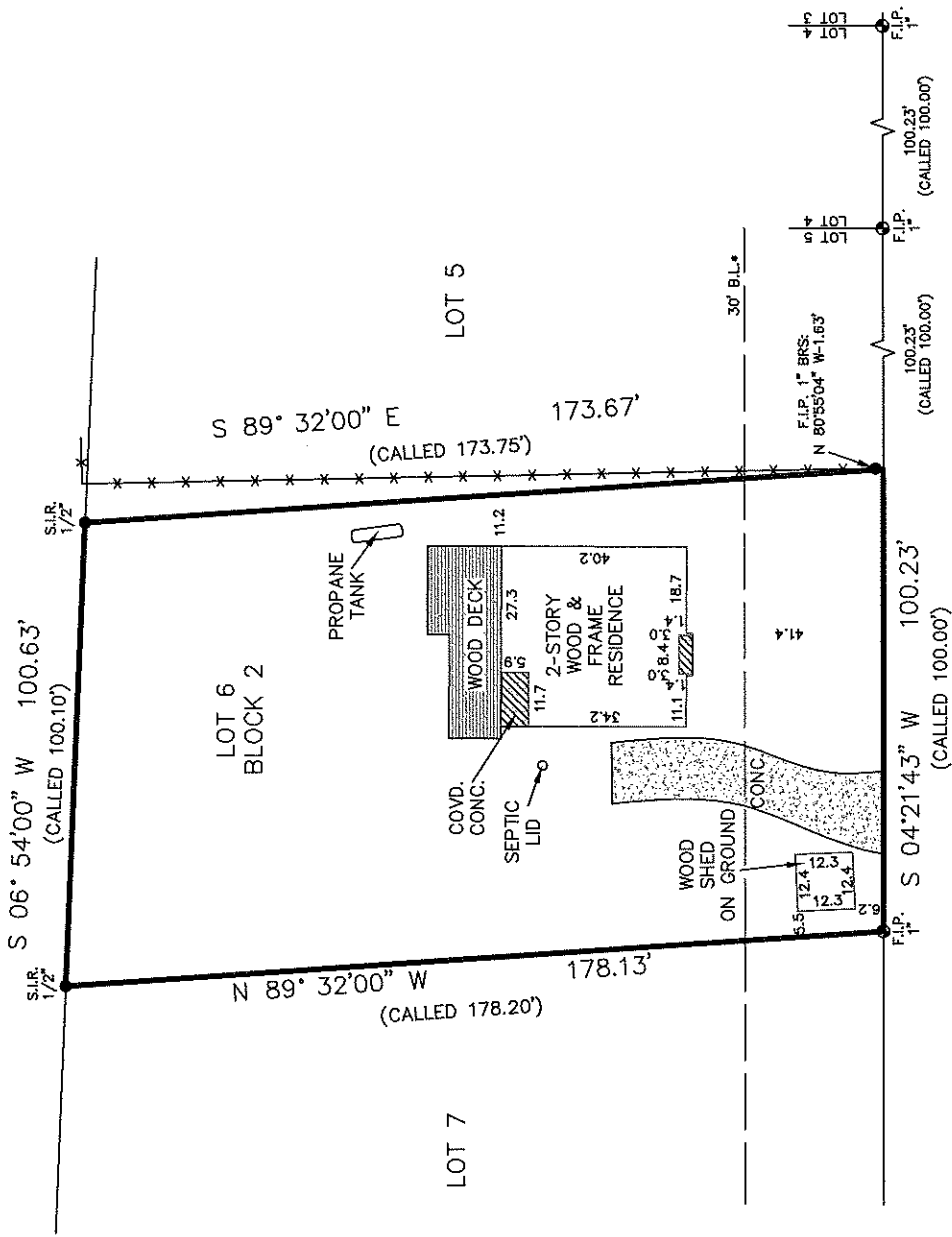
- - - - - WOODEN FENCE
- - - - - CHAIN LINK FENCE
- - - - - METAL FENCE
- - - - - WIRE FENCE
- - - - - VINYL FENCE

\* =RECORDED IN VOL. 517, PG. 225 OF THE M.C.D.R.

SCALE  
1"=40'



SCARBERRY, DENNIS & SHERIAN  
(VOL. 18, PG. 725 OF THE M.C.D.R.)



20548 MCGAGER DRIVE  
(60' R.O.W.)

Reviewed & Accepted by: *[Signature]* Date: 2/7/2020 Date: \_\_\_\_\_

NOTES:

- BEARING BASIS PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES

LEGAL DESCRIPTION

LOT 6, BLOCK 2, BROOKSIDE ESTATES SUBDIVISION, LOCATED IN THE SEMORE CARSEE SURVEY, ABSTRACT NO. 229, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILE NO. 137917, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLEMENTE ESPITIA

ADDRESS  
20548 MCGAGER DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND WAS DONE BY ME OR UNDER MY SUPERVISION AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1803341

DATE 03-26-18

GF# 18-348555-KW

PRO-SURV

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T.B.P.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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