

Notes:
 1. Basis of bearings: West line of 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 shown.

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0350G 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.

CALLED
 30.000 ACRES
 CF No. 2007-024297
 R.P.R.M.C.T.



Being a 5.308 acre tract of land situated in the Zachariah Landrum Survey, Abstract Number 22, Montgomery County, Texas, and being the same tract of land called 5.31 acres as described in deed recorded in Clerk's File Number 2021010670 of the Real Property Records of Montgomery County, Texas.

Date: April 13, 2022	CF No. n/a
Job No. 22-0086	Scale: 1" = 60' (18x24)
Address: 3013 Spring Branch Road	Drawn By: EEC
City, State: Montgomery, Texas	Zip: 77306
	Rec: 0

C & C Surveying, Inc.
 Firm Number 10009400
 33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
 Office: 281-356-5172
 survey@ccsurveying.com/www.ccsurveying.com



Certified To: Nickolas Valley
 Client: Nickolas Valley

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 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, TSPS STANDARD LAND SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews RPLS #4141