

JOHN N. THOMAS SURVEY
ABSTRACT 549

TRACT 27-B
PETER NUTTALL & MARY NUTTALL
FILM CODE NO. 254-11-0268
O.P.R.M.C.

TRACT 27-A
ELIOR AVITAN
C.F. NO. 2017031414
O.P.R.M.C.

S 89°11'36" E 422.75'

TRACT 28-A
15240 SADDLEWOOD DR LLC
C.F. NO. 2019100986
O.P.R.M.C.
2.5220 ACRES
(109,861 SQ.FT.)

BIG TREE ESTATES
(UNRECORDED)

TRACT 28-B
PETER NUTTALL & MARY NUTTALL
FILM CODE NO. 254-11-0268
O.P.R.M.C.

1 STORY
BRICK & FRAME
FF=192.73

(GARAGE)
FF=192.50

BUILDING
UNDER CONSTRUCTION

SADDLEWOOD DRIVE
(G.O.P. R.O.W.)

SOUTH 288.89'

N 89°31'53" W 422.93'

TRACT 29
SUDHEER R. ANIREDDY
FILM CODE NO. 947-10-0186
O.P.R.M.C.

SCALE 1"=20'

LEGEND

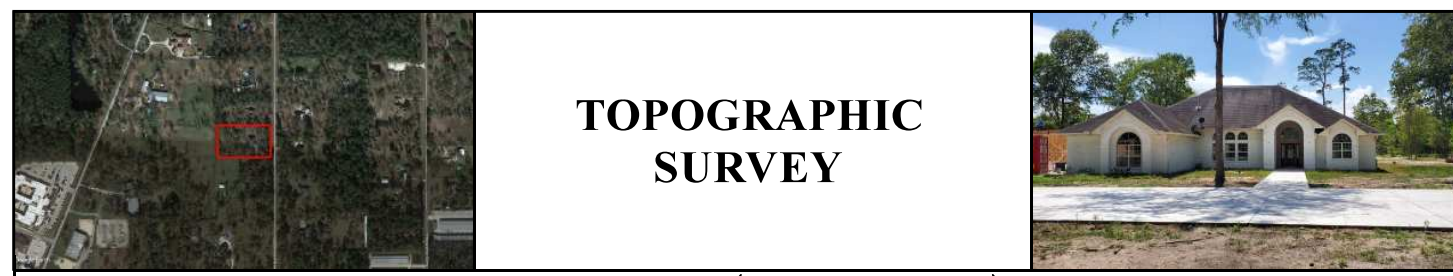
Table with 2 columns: Symbol and Description. Includes symbols for Handicap, Gas Meter, Gas Valve, Fire Hydrant, Water Meter, Water Valve, Sanitary Manhole, Storm Manhole, Pressure Valve, Light Pole, Water Well, Traffic Signal Pole, Sign, Buried Cable Marker, Power Pole, Utility Pole, Service Pole, Electric Box, Mail Box, Tree, Cable Pedestal, and various pipe types (PVC, CPVC, HDPE, etc.).

PROJECT BENCHMARK: RM 100120 ELEV. 148.69 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK 100120 IS A BRASS IRLK LOCATED FROM THE INTERSECTION OF
CANALET STREET AND ROBERTSON STREET, TRAVEL NORTH ON ROBERTSON STREET APPROXIMATELY
0.2 MILE TO SUE STREET. MONUMENT IS ON TOP OF A STORM SEWER INLET IN THE NORTHWEST CORNER
OF THE INTERSECTION (RANG 1988, 2001 ADJ.)

TEMPORARY BENCHMARK ELEV. 193.36 (NAVD 1988, 2001 ADJ.)
MAG NAIL IN CENTERLINE OF SADDLEWOOD DRIVE CENTERED WITH THE FRONT PROPERTY LINE OF THE
SUBJECT PROPERTY.

NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNDER 15240 SADDLEWOOD DR LLC, RECORDED IN COUNTY CLERK'S FILE NO. 2019100986 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER.
- 3. THIS SURVEY IS CERTIFIED TO GREG WEBB FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- 6. SUBJECT PROPERTY IS LOCATED IN ZONE "X" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48398 0501G, DATED 8-18-14 FOR MONTGOMERY COUNTY, TEXAS.



TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.5220 ACRES (109,861 SQUARE FEET), SITUATED IN THE JOHN N. THOMAS SURVEY, ABSTRACT 549, MONTGOMERY COUNTY, TEXAS, BEING TRACT 28-A OUT OF BIG TREE ESTATES AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

Client information and survey details form. Includes fields for Client Name (GREG WEBB), Address (15240 SADDLEWOOD DRIVE), Survey 1, Inc. logo, and contact information. Also includes a field for 'DATE' (JUNE 26, 2020) and 'JOB#'. A professional seal for Greg Webb is visible on the left.