This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0I75G dated August 18, 2014. J. Basis of bearings: East line of the 2.700 acre tract per the recorded deed. 2. Property is subject to a 20 foot wide Mid-South Electric Cooperative easement, as recorded in CF No. 9410956. 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 15.8587 ACRES CF No. 2015030490 R.P.R.M.C.T. N 88° 25' 44" E 536.60' to be set Set Iron Rod w\Survey Cap Found 1/2" Iron Rod Found Iron Rod w/ Survey Cap Found 1/2" Iron Rod 25.69 102.95 128.62 257.94 0.300 ACRE OUT OF A CALLED 12.894 ACRES LOT 32 OF HILLCREEK SUBDIVISION 99 SECTION 2. UNRECORDED CF No. 8719359 R.P.R.M.C.T. 508  $\infty$ 0 2 Ш **6.264 ACRES**  $\geq$ RESIDUAL OF A CALLED 12.894 ACRES 39 39 HILLCREEK SUBDIVISION CALLED 5.70 ACRES
LOT 30 OF
HILLCREEK SUBDIVISION
SECTION 2. UNRECORDED
CF No. 9413527
R.P.R.M.C.T. RESIDUAL OF A REMAINDER OF SECTION 2, UNRECORDED 36 CALLED 12.894 ACRES
BEING PART OF LOT 32 OF A CALLED
2.700 ACRES
OUT OF LOT 3I
HILLCREEK, SECTION 2 CF No. 8719359 36 R.P.R.M.C.T. HILLCREEK SUBDIVISION ° SECTION 2, UNRECORDED 00 CF No. 8719359 R.P.R.M.C.T. UNRECORDED CF No. 2020/26756 R.P.R.M.C.T. 0 Z S CALLED
3.009 ACRES
OUT OF LOT 3I
HILLCREEK, SECTION 2 UNRECORDED CF No. 2020|52255 R.P.R.M.C.T. T07 Found 3/8" Iron Rod S 09°17' W 1.02' 10' Utility Easement CF No. 7805382 R.P.R.M.C.T. Monument to be set S 88° 24' 35" W 536.61 102.55 Found 1/2" Iron Rod Controlling Monument POINT OF Set Iron Rod w\Survey Cap Found 60d Found Iron Rod w/ Survey Cap POINT OF BEGINNING COMMENCING WEE CREEK LANE 60' R.O.W. Certified To: Austyn Yount Date: August 19, 2021 GF No. n\a Scale: 1" = 60' (18x24) Job No. 20-0006-B Client: Austyn Yount Being a 6.264 acre tract of land situated in the Benjamin Rigsby Survey, Abstract Number 462, of Montgomery County, Texas, also known as a portion of Lot 32 of HILLCREEK, Section 2, Wee Creek Lane Drawn By: EEC I HERBY 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. City, State Montgomery, Texas Zip: 77356 Rev: 0 an unrecorded subdivision, and being out of a called 12.894 acre tract recorded in Clerk's File Number 8719359 the Real Property Records of Montgomery County, Texas. STEVEN L. CREWS C & C Surveying, Inc. 4141 NESS101F10 Firm Number 10009400 7424 F.M. 1488, Suite A, Magnolia, Texas 77354 Office: 281-259-4377 Metro: 281-356-5172 Email: survey@ccsurveying.com Web: www.ccsurveying.com Steven L. Crews R.P.L.S. # 4141