

Notes:

- Bearings are based upon the North line of Lot 4, per recorded plat, as found monumented on the ground.
- No improvements observed on subject property at the time of survey, unless otherwise noted.
- This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under GF No. 21185030080 with and effective date of April 23, 2021. This surveyor has not abstracted the subject property.
- Schedule B Items:
 - C. International-Great Northern Railroad Company Easement, recorded in Volume 121, Page 230, Deed Records of Grimes County, Texas.
 - D. I & G N RR Co. Easement, recorded in Volume 121, Page 336, Deed Records of Grimes County, Texas.
 - I. Magnolia Pipe Line Company Right-of-Way Easement, recorded in Volume 181, Page 11, Deed Records of Grimes County, Texas.
 - K. Pipe Line Company Right-of-Way, recorded in Volume 182, Page 617, Deed Records of Grimes County, Texas.
 - L. Magnolia Pipe Line Company Right-of-Way, recorded in Volume 183, Page 45, Deed Records of Grimes County, Texas.
 - M. Magnolia Pipe Line Company Right-of-Way, recorded in Volume 183, Page 46, Deed Records of Grimes County, Texas.
 - S. Easement recorded in Volume 228, Page 450, Deed Records of Grimes County, Texas.
 - W. Lone Star Gas Company Pipeline Easement, recorded in Volume 313, Page 683, Deed Records of Grimes County, Texas.
 - X. Dobbin-Plantersville Water Supply Corporation Right-of-Way Easement, recorded in Volume 341, Page 294, Deed Records of Grimes County, Texas.

LAND SURVEY
 LOT 4, BLOCK 1
 CROWN RANCH, SECTION 5

A SUBDIVISION IN THE A. M. DEVEREAUX SURVEY, A-182,
 & IN THE CHARLES WEAVER SURVEY, A-482

GRIMES COUNTY, TEXAS REF: Vol. 1493, Pg. 319 MAP RECORDS

Scale: 1" = 100' Date: April 7, 2021

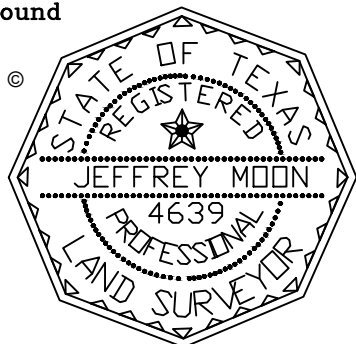
Address: Shady Woods Trail, Montgomery, Texas 77316

Stewart Title Guaranty Company, and
 To David P. Clifford and Alla V. Cifford, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

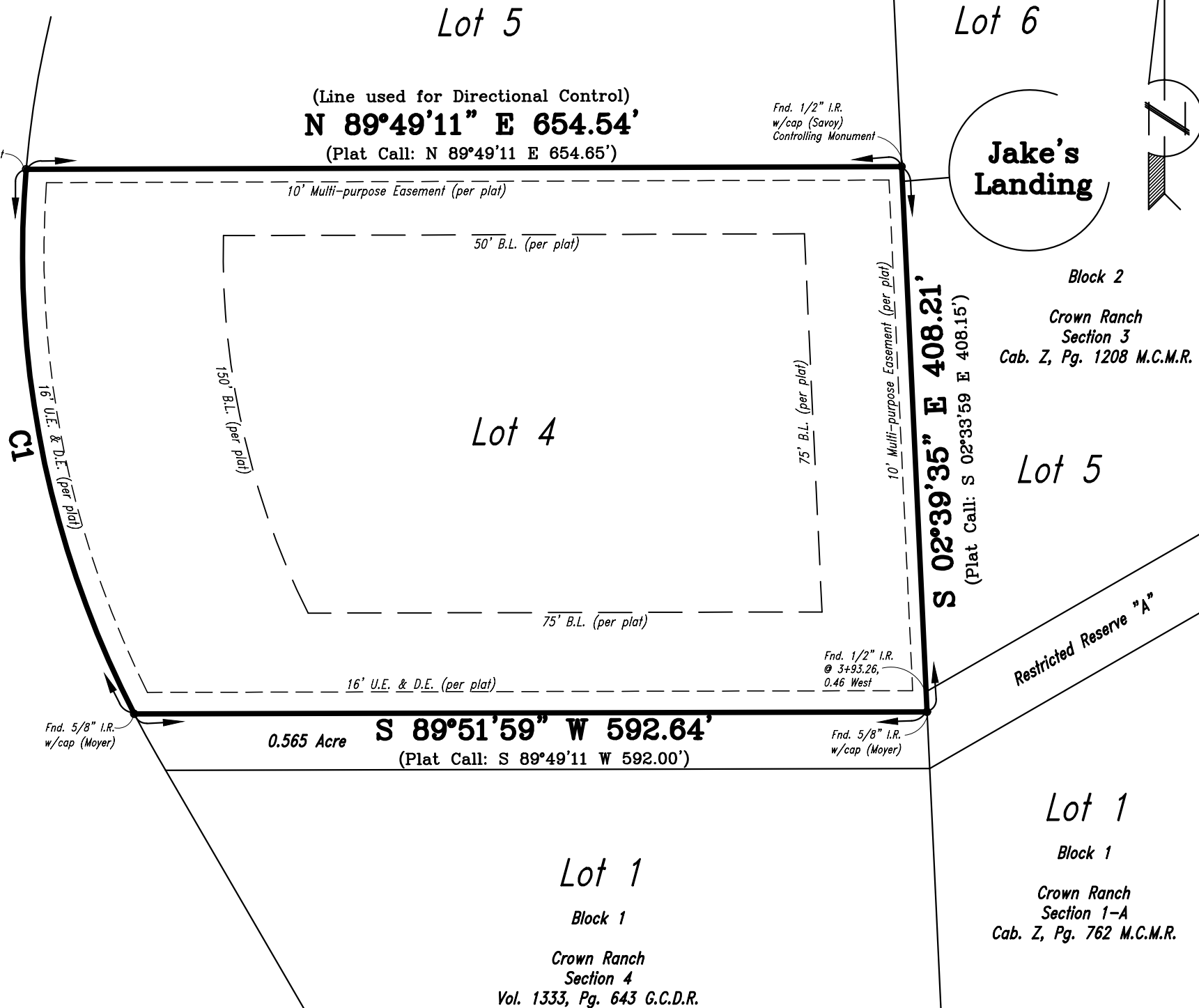
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Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4639
 T.B.P.E.L.S. Firm No. 10112200



GF# 21185030080 File # 21-T-74 JM Book L.L. Pg.
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
 (936) 756-5266 Fax (936) 756-5281

Shady Woods Trail
 (60' Private Right-of-Way)
 (Vol. 1493, Pg. 319 M.C.M.R.)



Curve Table					
Curve #	Radius	Length	Delta	Call	Chord Bearing & Distance
C1	750.00	420.53	32°07'34"	421.01	N11°13'56"W 415.04

