



LEGEND

- | | |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | —▲— EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | ▨ CONCRETE |
| ○ CHAIN LINK | ▨ COVERED AREA |
| — — WOOD FENCE 0.5' WIDE TYPICAL | |
| — — DOUBLE SIDED WOOD FENCE | |

EXCEPTIONS:

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 724, PG. 339

NOTES:
 BEARINGS ARE BASED ON DEED RECORDED IN VOL. 302, PG. 325. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48339C0545G, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Southland Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____ Purchaser
 _____ Purchaser

Drawn By: SN
 Scale: 1" = 40'
 Date: 04/09/18
 GF NO.: WD1756427
 Job No. 1727323

12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbginctx.com

0 Rhodes Lane

Being a tract of land out of the Montgomery County School Land Survey, Abstract No. 350, same being that tract of land conveyed to Darrell K. Jimerson, by deed recorded in County Clerk's File Number 218-00-1013, Official Public Records of Montgomery County, Texas, and more particularly described in metes and bounds as follows:

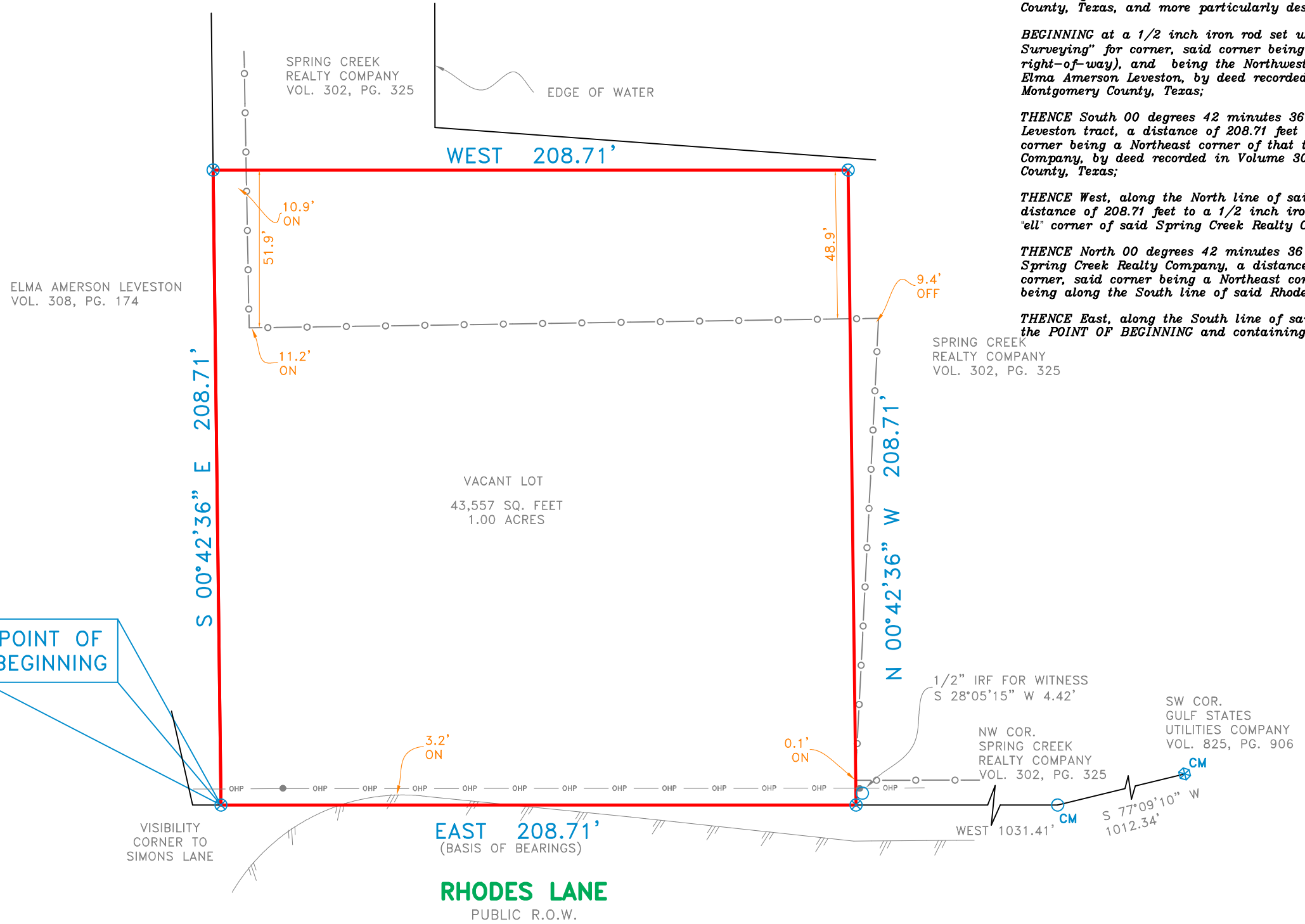
BEGINNING at a 1/2 inch iron rod set with yellow plastic cap, stamped "CBG Surveying" for corner, said corner being along the South line of Rhodes Lane (public right-of-way), and being the Northwest corner of that tract of land conveyed to Elma Amerson Leveston, by deed recorded in Volume 308, Page 174, Deed Records of Montgomery County, Texas;

THENCE South 00 degrees 42 minutes 36 seconds East, along the West line of the said Leveston tract, a distance of 208.71 feet to a 1/2 inch iron rod set for corner, said corner being a Northeast corner of that tract of land conveyed to Spring Creek Realty Company, by deed recorded in Volume 302, Page 325, Deed Records of Montgomery County, Texas;

THENCE West, along the North line of said Spring Creek Realty Company tract, a distance of 208.71 feet to a 1/2 inch iron rod set for corner, said corner being the "ell" corner of said Spring Creek Realty Company tract;

THENCE North 00 degrees 42 minutes 36 seconds West, along an East line of said Spring Creek Realty Company, a distance of 208.71 feet to a 1/2 inch iron rod set for corner, said corner being a Northeast corner of said Spring Creek Realty Company and being along the South line of said Rhodes Lane;

THENCE East, along the South line of said Rhodes Lane, a distance of 208.71 feet to the POINT OF BEGINNING and containing 43,557 square feet or 1.00 acres of land.



POINT OF BEGINNING

VISIBILITY CORNER TO SIMONS LANE

EAST 208.71'
(BASIS OF BEARINGS)

RHODES LANE
PUBLIC R.O.W.

WEST 208.71'

S 00°42'36" E 208.71'

N 00°42'36" W 208.71'

1/2" IRF FOR WITNESS
S 28°05'15" W 4.42'

NW COR.
SPRING CREEK
REALTY COMPANY
VOL. 302, PG. 325

SW COR.
GULF STATES
UTILITIES COMPANY
VOL. 825, PG. 906

SPRING CREEK
REALTY COMPANY
VOL. 302, PG. 325

EDGE OF WATER

ELMA AMERSON LEVESTON
VOL. 308, PG. 174

VACANT LOT
43,557 SQ. FEET
1.00 ACRES

SPRING CREEK
REALTY COMPANY
VOL. 302, PG. 325

