

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- E—E— OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- ⊙ FOUND IRON PIPE
- ⦿ POWER POLE
- CM CONTROL MONUMENT

SURVEYOR'S NOTE:
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

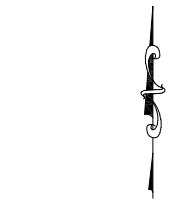
THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY GF NO. 95534-GAT74 ISSUED ON 09/18/20.

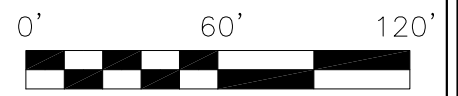
THERE EXIST EASEMENT AS RECORDED IN VOLUME 631, PAGE 385, VOLUME 816, PAGE 577, DEED RECORDS, OF MONTGOMERY COUNTY, TEXAS.

FLOOD INFORMATION
 FIRM: 48339C PANEL: 0200 G
 REV. DATE: 08/18/2014
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



GRAPHIC SCALE



I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to GREAT AMERICAN TITLE COMPANY and BAGZIS INVESTMENTS LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower: BAGZIS INVESTMENTS LLC
 Address: 14468 EHLER LANE, MONTGOMERY, TX 77356 GF No. 95534-GAT74

Legal Description of the Land: Lot 14, MT. PLEASANT VILLAGE, SECTION ONE (1), a subdivision of 80.4981 acres of land in the Allen H. Morrell Survey, Abstract No. 379 and the James H. McCulloch Survey, Abstract No. 376, in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet D, Sheets 51A-51B, of the Map Records of Montgomery County, Texas.

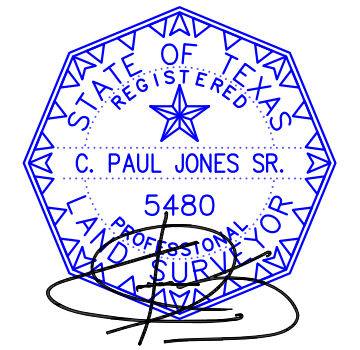
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET D, SHEETS 51A-51B, MAP AND/OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO. 8140427, OFFICIAL RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO. 8026512, OFFICIAL RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2009022335	NO.	REVISION	DATE
DATE:	09/24/20			
DRAWN BY:	AM			
APPROVED BY:	CPJ			



FIRM REGISTRATION NO. 10190700
C. PAUL JONES SR., R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5480
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