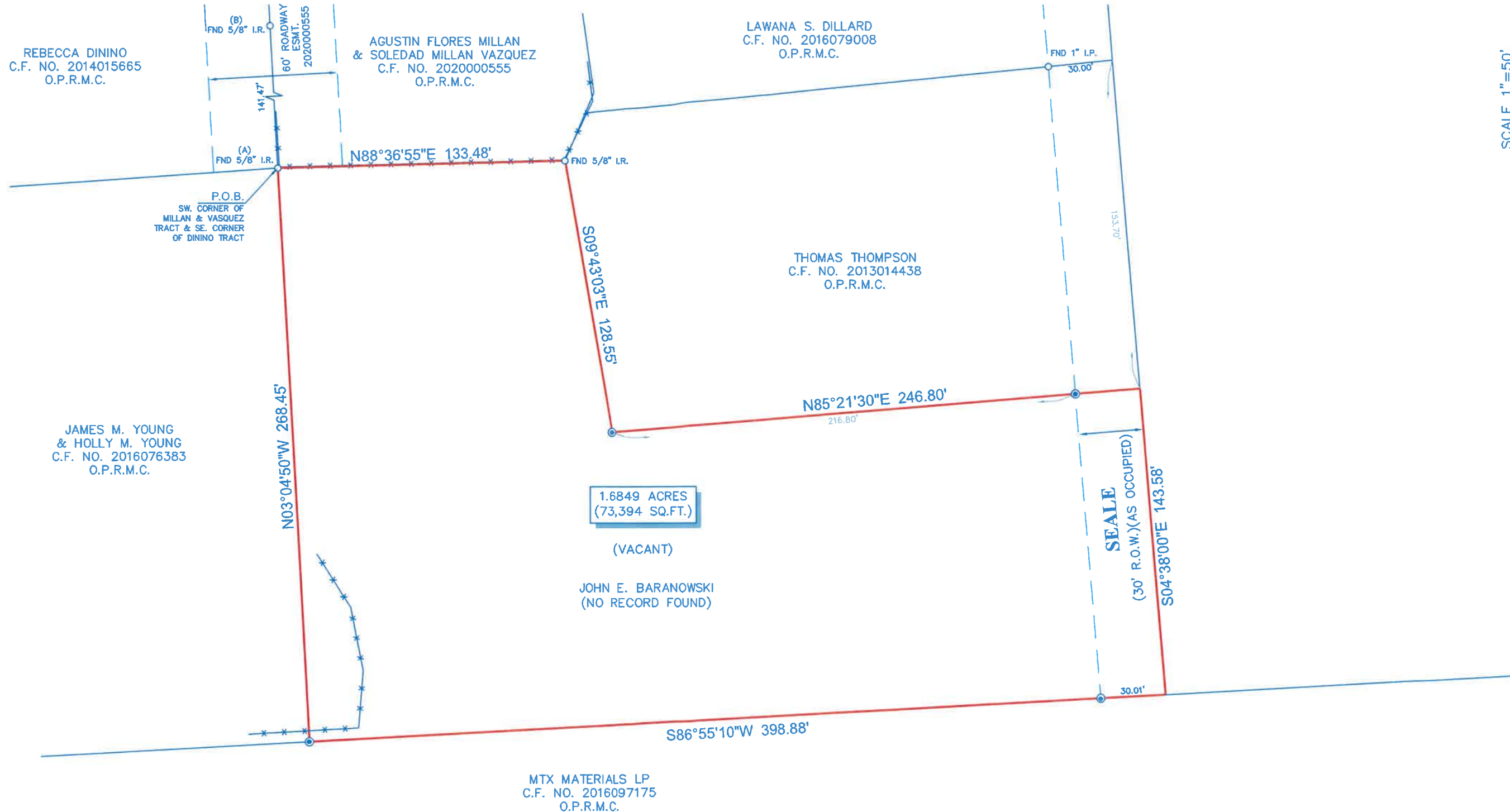


THOMAS J. NICHOLS SURVEY ABSTRACT 398



SCALE 1"=50'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4203, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO BEARD & LANE ATTORNEYS AT L FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.



LEGEND

- SET 1/2" I.R.
- W/CAP MARKED "SURVEY 1"
- FENCE
- WIRE



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.6849 ACRES (73,394 SQUARE FEET) SITUATED IN THE THOMAS J. NICHOLS SURVEY, ABSTRACT 398, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 7, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
4148

RICHARD FUSSELL  
RCS# 4148

CLIENT: TBD	FIELD CREW: WT	TECH: SF
ADDRESS: SEALE	DRAFTER: SF	FINAL CHECK: EF
DATE: JUNE 10, 2021	JOB# 6-97810-21	
www.survey1inc.com survey1@survey1inc.com <b>Survey 1, Inc.</b> Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382		