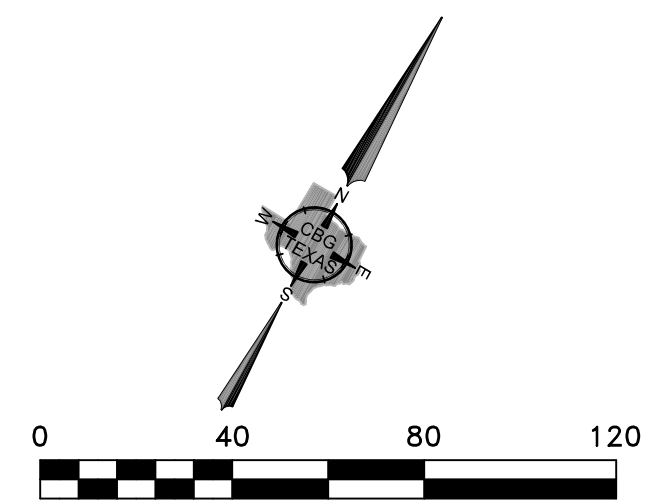
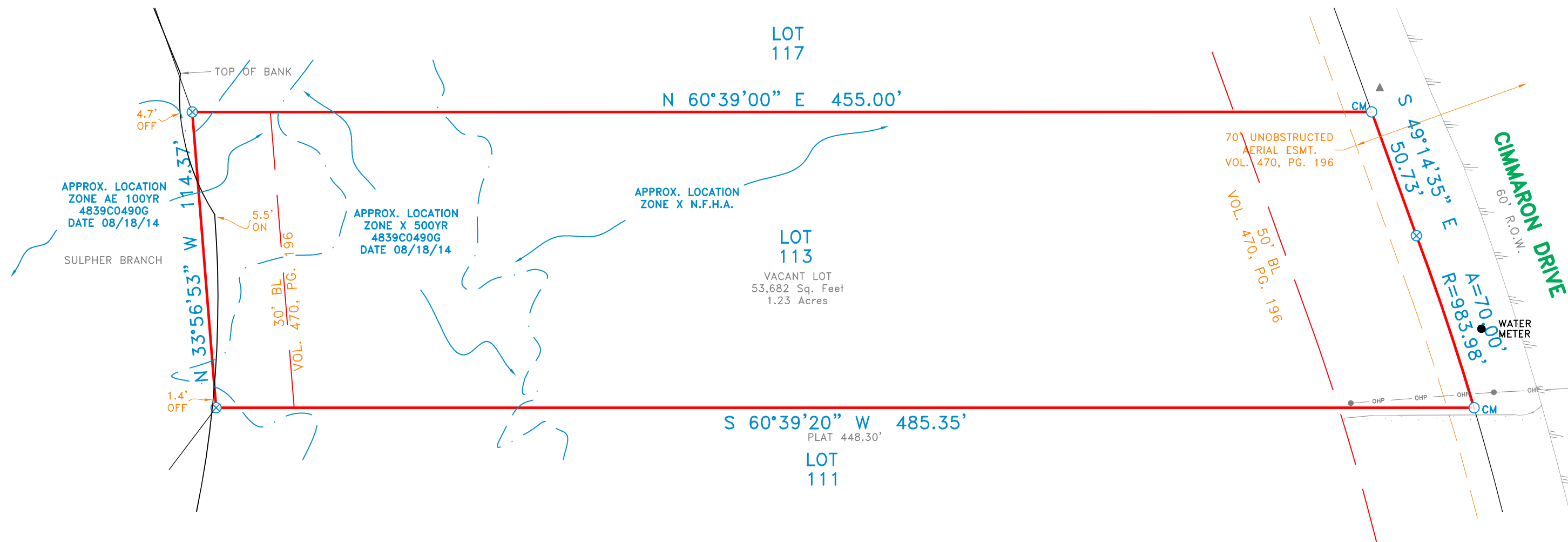




16327 Cimmaron Drive

Lots One Hundred Thirteen, of Stagecoach Farms, Section Five, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 5, Page 293 of the Mpa Records of Montgomery County, Texas.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to the Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 7th day of October, 2021

Bryan Connally
 Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48339C0490G, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
 NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"x" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	UNDERGROUND ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊕	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
▨	COVERED PORCH, DECK OR CARPORT
▨	CONCRETE PAVING
▨	DOUBLE SIDED WOOD FENCE
▨	ASPHALT PAVING
▨	CHAIN LINK FENCE
▨	WOOD FENCE
▨	0.5' WIDE TYPICAL BARBED WIRE
▨	IRON FENCE
▨	PIPE FENCE

CBG SURVEYING TEXAS, LLC
 12025 Shiloh Road, Ste. 240
 Dallas, TX 75228
 P 214.349.9495
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	10/18/2021	2120721	GFN	JCM

VACANT LOT FINAL

STAGECOACH FARMS, SECTION FIVE

MONTGOMERY COUNTY, TEXAS

16327 CIMMARON DRIVE