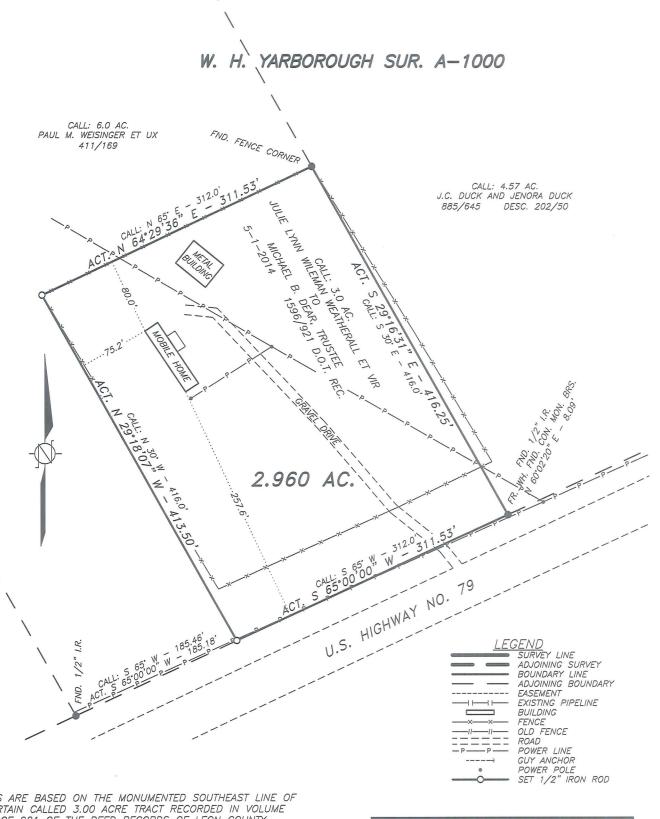
I, HAROLD KNIFFIN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF PROPERTY LOCATED AT 13099 US HIGHWAY NO. 79, OAKWOOD, LEON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: CALLED 3.0 ACRES, W. H. YARBOROUGH SURVEY, ABSTRACT 1000, LEON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1596, PAGE 921 OF THE DEED OF TRUST RECORDS OF LEON COUNTY, TEXAS.



BEARINGS ARE BASED ON THE MONUMENTED SOUTHEAST LINE OF THAT CERTAIN CALLED 3.00 ACRE TRACT RECORDED IN VOLUME 1596, PAGE 921 OF THE DEED RECORDS OF LEON COUNTY, TEXAS.

NOTE: EASEMENTS WERE NOT RESEARCHED.



LOT IMPROVEMENT SURVEY

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT: THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE SHOWN.

THE TRACT OR PARCEL OF LAND SHOWN HEREON HAS ACCESS TO A PUBLIC ROAD AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48289C0105C, DATED SEPTEMBER 21, 2013.

SCALE: 1" = 100' BOOK 1252, PAGE 51 DATE: 9-6-2018

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1684

HAROLD KNIFFIN

FILE NO. 18-228