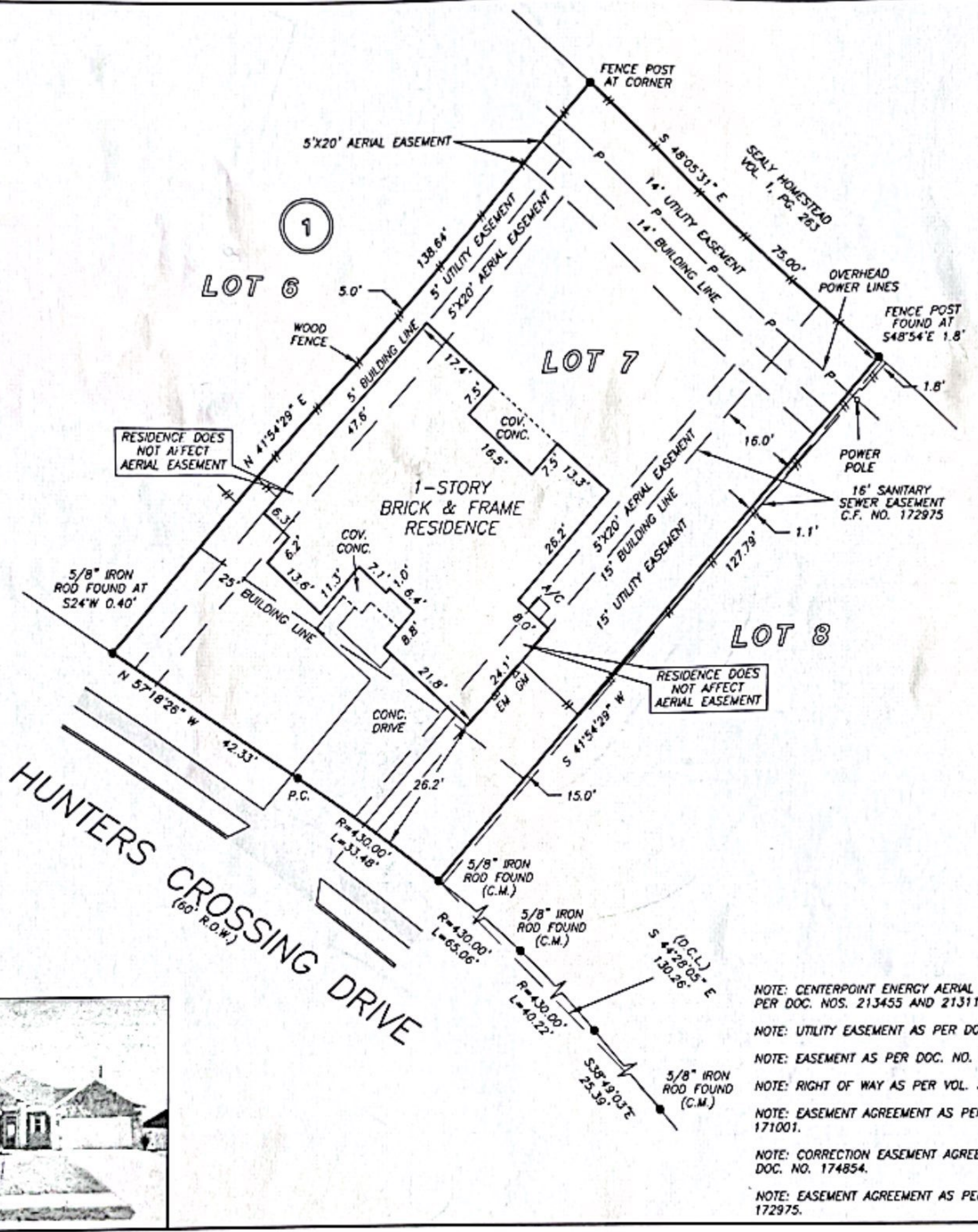


GF NO. 22-90706 COMMONWEALTH TITLE
 ADDRESS: 413 HUNTERS CROSSING DRIVE
 SEALY, TEXAS 77474
 BORROWER: THAD Z DICKSON AND
 SHERIE L DICKSON

LOT 7, BLOCK 1 HUNTERS CROSSING, SECTION 1

A 31.289 ACRE SUBDIVISION OF A PORTION OF 77.518 ACRES
 SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, CITY OF SEALY, AUSTIN
 COUNTY, TEXAS, PLAT RECORDED IN VOLUME 2, PAGE 184 OF THE
 PLAT RECORDS OF AUSTIN COUNTY, TEXAS

SCALE: 1" = 30'



RESIDENCE DOES NOT AFFECT AERIAL EASEMENT

RESIDENCE DOES NOT AFFECT AERIAL EASEMENT

- NOTE: CENTERPOINT ENERGY AERIAL EASEMENT AS PER DOC. NOS. 213455 AND 213111.
- NOTE: UTILITY EASEMENT AS PER DOC. NO. 214057.
- NOTE: EASEMENT AS PER DOC. NO. 073751.
- NOTE: RIGHT OF WAY AS PER VOL. 320, PG. 278.
- NOTE: EASEMENT AGREEMENT AS PER DOC. NO. 171001.
- NOTE: CORRECTION EASEMENT AGREEMENT AS PER DOC. NO. 174854.
- NOTE: EASEMENT AGREEMENT AS PER C.F. NO. 172975.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48015C 0320 F MAP REVISION: 10/18/2019 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 2, PG. 184, A.C.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 2022-00918
 FEBRUARY 17, 2022



DRAWN BY: PR



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