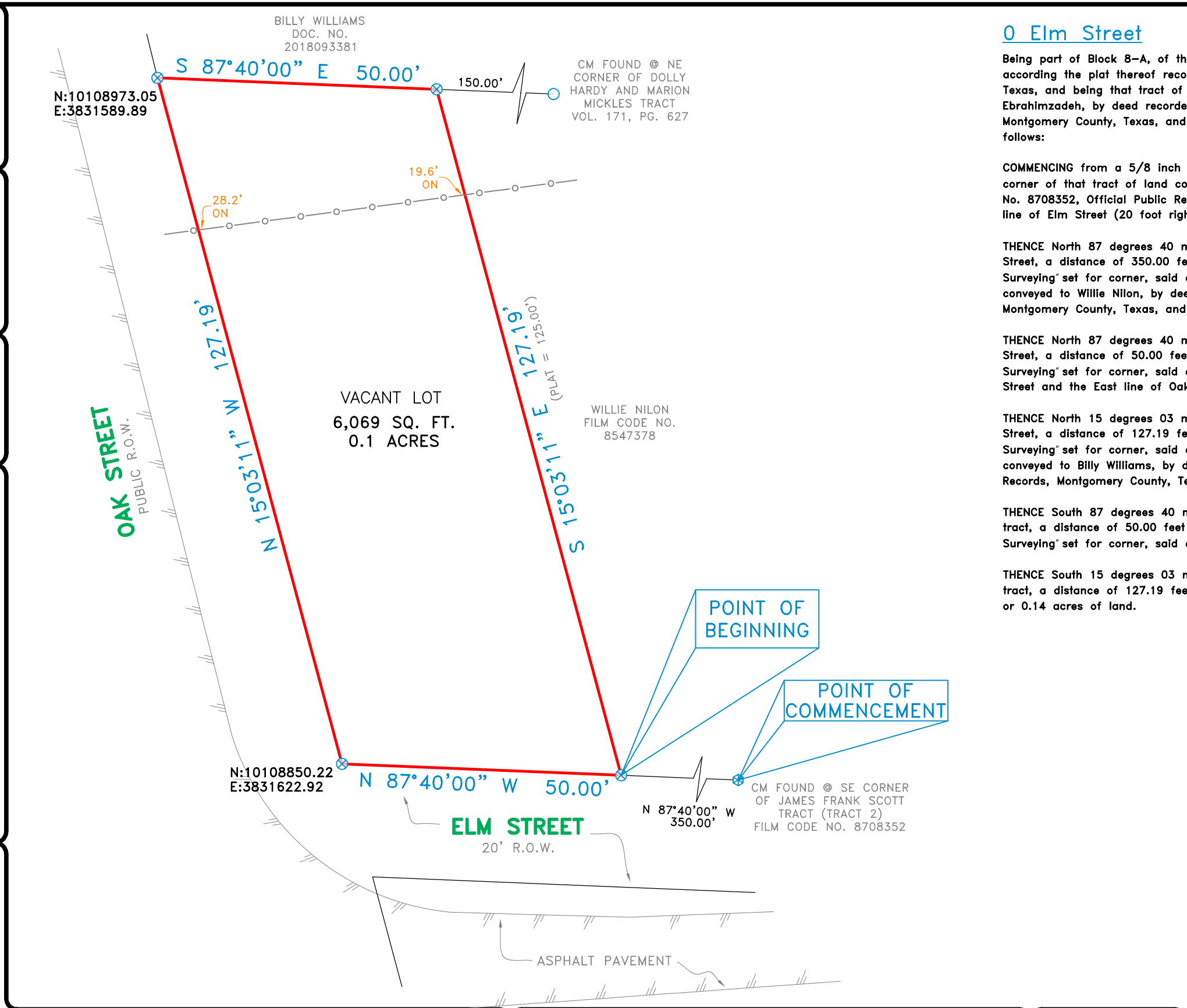




LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	□ CONTROLLING MONUMENT
○ 1" PIPE FOUND	CM CM
⊗ "X" FOUND/SET	AC AIR CONDITIONER
⊕ POINT FOR CORNER	PE POOL EQUIPMENT
⊗ 5/8" ROD FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	— — IRON FENCE
▲ UNDERGROUND ELECTRIC	—X— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	— — EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	— — EDGE OF GRAVEL
○ CHAIN LINK	▨ CONCRETE
▨ WOOD FENCE 0.5' WIDE TYPICAL	▨ COVERED AREA
—□— DOUBLE SIDED WOOD FENCE	

EXCEPTIONS:



NOTES:
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0390G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This boundary is based on using the existing railroad tracks to the north as the basis of alignment and the recorded plat right of ways. No abandonment of right of way was provided by client or found by CBG.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

This survey is made in conjunction with the information provided by Allegiance Title. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____ Purchaser

Accepted by: _____
 Date: _____ Purchaser

0 Elm Street

Being part of Block 8-A, of the N.I. Urquhart Subdivision, in Montgomery County, Texas, according the plat thereof recorded in Volume 3, Page 24 , Plat Records, Montgomery County, Texas, and being that tract of land conveyed to Estandiar Ahmadian and Zobeideh Ebrahimzadeh, by deed recorded in Document No. 2022073466, Official Public Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to James Frank Scott, by deed recorded in Film Code No. 8708352, Official Public Records, Montgomery County, Texas, and being along the North line of Elm Street (20 foot right-of-way);

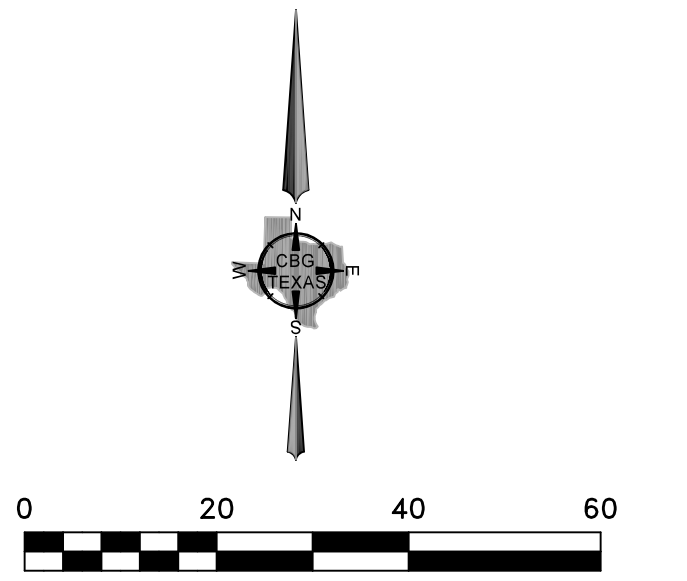
THENCE North 87 degrees 40 minutes 00 seconds West, along the North line of said Elm Street, a distance of 350.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of that tract of land conveyed to Willie Nilon, by deed recorded in Film Code No. 8547378, Official Public Records, Montgomery County, Texas, and being the POINT OF BEGINNING;

THENCE North 87 degrees 40 minutes 00 seconds West, along the North line of said Elm Street, a distance of 50.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being at the intersection of the North line of said Elm Street and the East line of Oak Street (public right-of-way);

THENCE North 15 degrees 03 minutes 11 seconds West, along the East line of said Oak Street, a distance of 127.19 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of that tract of land conveyed to Billy Williams, by deed recorded in Document No. 2018093381, Official Public Records, Montgomery County, Texas;

THENCE South 87 degrees 40 minutes 00 seconds East, along the South line of said Williams tract, a distance of 50.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northwest corner of said Nilon tract;

THENCE South 15 degrees 03 minutes 11 seconds East, along the West line of said Nilon tract, a distance of 127.19 feet to the POINT OF BEGINNING and containing 6,069 square feet or 0.14 acres of land.



Drawn By: RYR
 Scale: 1" = 20'
 Date: 10/07/2022
 GF NO.: 22145810-ALCH
 Job No.: 2218926

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 LICENSE NO. 5513
 P.L.S. NO. 5513