





LEGEND

CM CONTROLLING

AC AIR CONDITIONER

PE POOL EQUIPMENT

POWER POLE

IRON FENCE

BARBED WIRE

EDGE OF ASPHALT

EDGE OF GRAVEL

STONE

CONCRETE

COVERED AREA

△ OVERHEAD ELECTRIC

- O 1/2" ROD FOUND ⊗ 1/2" ROD SET O 1" PIPE FOUND X" FOUND/SET POINT FOR
- ₩ 5/8" ROD FOUND T TRANSFORMER
- COLUMN ▲ UNDERGROUND ELECTRIC

OVERHEAD ELECTRIC POWER OVERHEAD ELECTRIC SERVICE

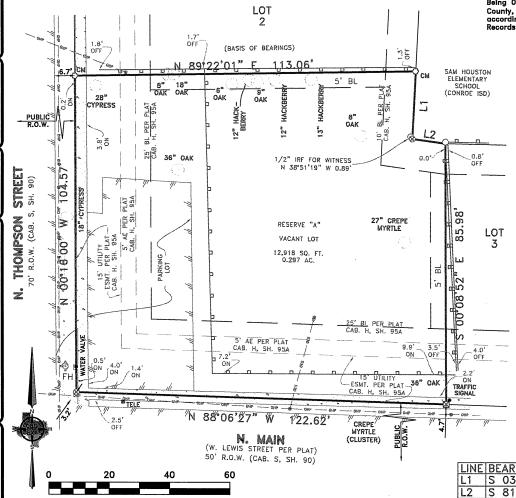
CHAIN LINK WOOD FENCE 0.5' DOUBLE SIDED

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS. CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: CAB. H. SH. 95A

NOTE: The Title Commitment, referenced by GF No. 1504312, was provided by the client with an effective date of September 10, 2015.

REVISED 09/09/2021 LG G.F. NO.



800 N. Thompson Street

Being 0.297 acre of land, more of less, in the Lemuel Smith Survey, A-526, Montgomery County, Texas, said 0.297 acre tract being Reserve "A", of OUALLNE SUBDIVISION, according to the map or plot thereof recorded in Cabinet H. Sheet 95A, of the Map Records of Montgomery County, Texas.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Jamison H. Dver and Old Republic National Title Insurance Comapny that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (N. Thompson Street) described in (C.F. NO. 2015098274), and shown hereon; (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; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48339C0380G) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Jamison H. Dyer and Old Republic National Title Insurance Comapny are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, as set forth by the Texas Board of Professional Land Surveying.

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.

LINE	BEARING			DISTANCE
L1	S	03°02'47"	W	22.35'
L2	S	81°48'55"	Ε	11.06'

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS

FLOOD NOTE: According to the F.I.R.M. No. 48339C0380G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Jamison H. Dyer and Old Republic National Title insurance Company. 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 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 are 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: Purchaser Date: Purchaser Drawn By: BVM/KOF

Date: 08/18/2021

GF NO.: 1504312

Job No. 2117666

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