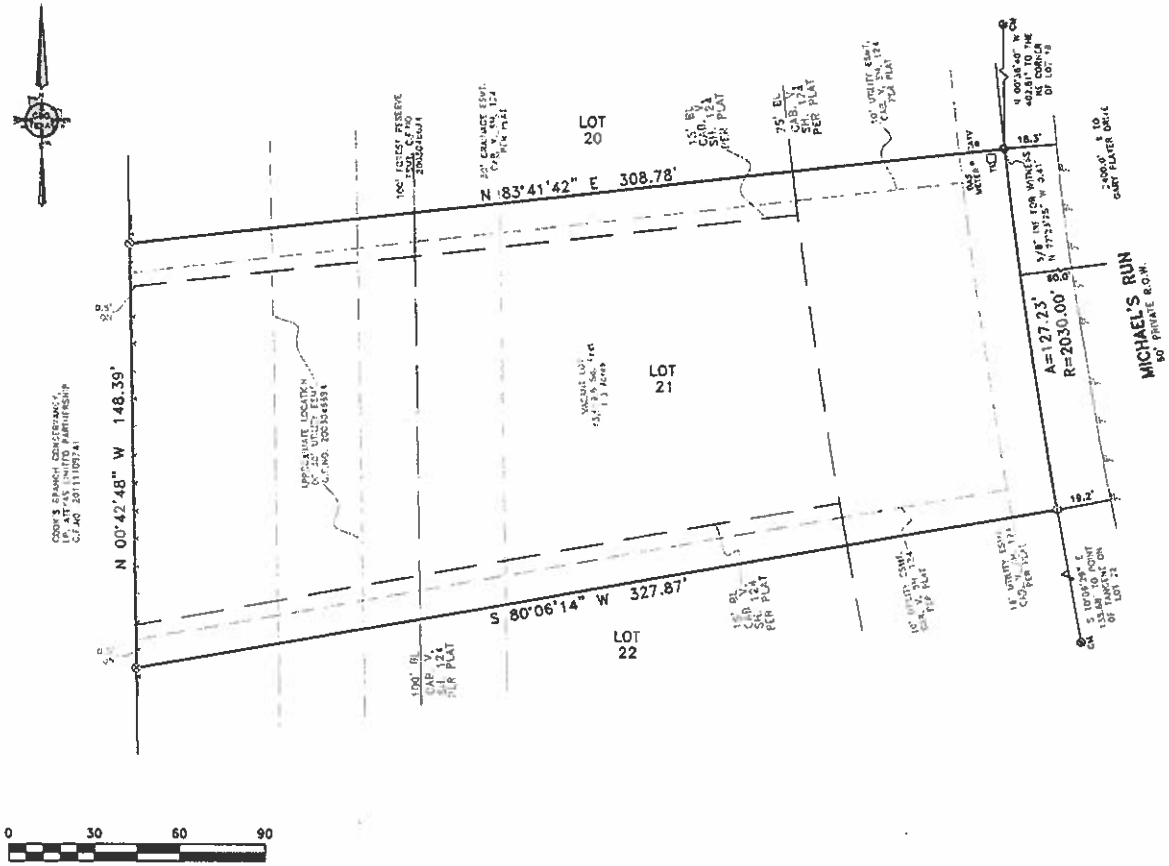
O Michael's Run

Lot Twenty-One (21), Block One (1) of GRAND LAKE ESTATES, SECTION TEN (10) a subdivision of 46.07 Acres located in the Charles Dugat Survey, Abstract No. 171 and the Bailey McFadden Survey, Abstract No. 353 in Montgomery County, Texas, according to the Map or Plat thereof recorded in Cabinet V, Sheet 124 of the Map Records of Montgomery County, Texas.

PARTNERS TITLE



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Issa Khamis, Chicago Title Insurance Company, Partners Title Company 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 O Michael's Run described in Doc.# 2004-012125, 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.48339C0350G) pursuant to the Flood Disaster Protection Act of 1973

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2020 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.

EXECUTED this 3rd day of April, 2023.

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED NATHAN ALAN PARE 6845 PROFESSIONAL LAND SURVEYOR

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. V, SH. 124, C/F# 9803054, 9724981, 2003-046694, 2003-156884, 2005-076431, 2009-034790, 2009-075414, 2010072788 THRU 2010072802, 2010075767, 2010110889, 2010110896, 2011031476, 2011112797, 2011113824 THRU 2011113827, 2011114781, 2012023447, 2012038009, 2015070681, 2016032612, 2016059775, 2016061213, 2022132426, 2022132427, 2022132430, 2022135434, 2022135437, 2022135438, 2021135149, 2006019842

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

NOTE: According to the F.I.R.M. in Map No. 48339C0350G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ Date _____ Date _____ Date _____

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
OVERHEAD ELECTRIC POWER POLE
PE - POOL EQUIPMENT
COLUMN
AC - AIR CONDITIONING
FIRE HYDRANT
WO - WOOD
CBC - CHAIN LINK
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
6.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	04/03/2023	2304671	WL-7254	Larry

FINAL

LOT 21, BLOCK 1 OF GRAND LAKE ESTATES, SECTION 10

MONTGOMERY COUNTY, TEXAS

O MICHAEL'S RUN