



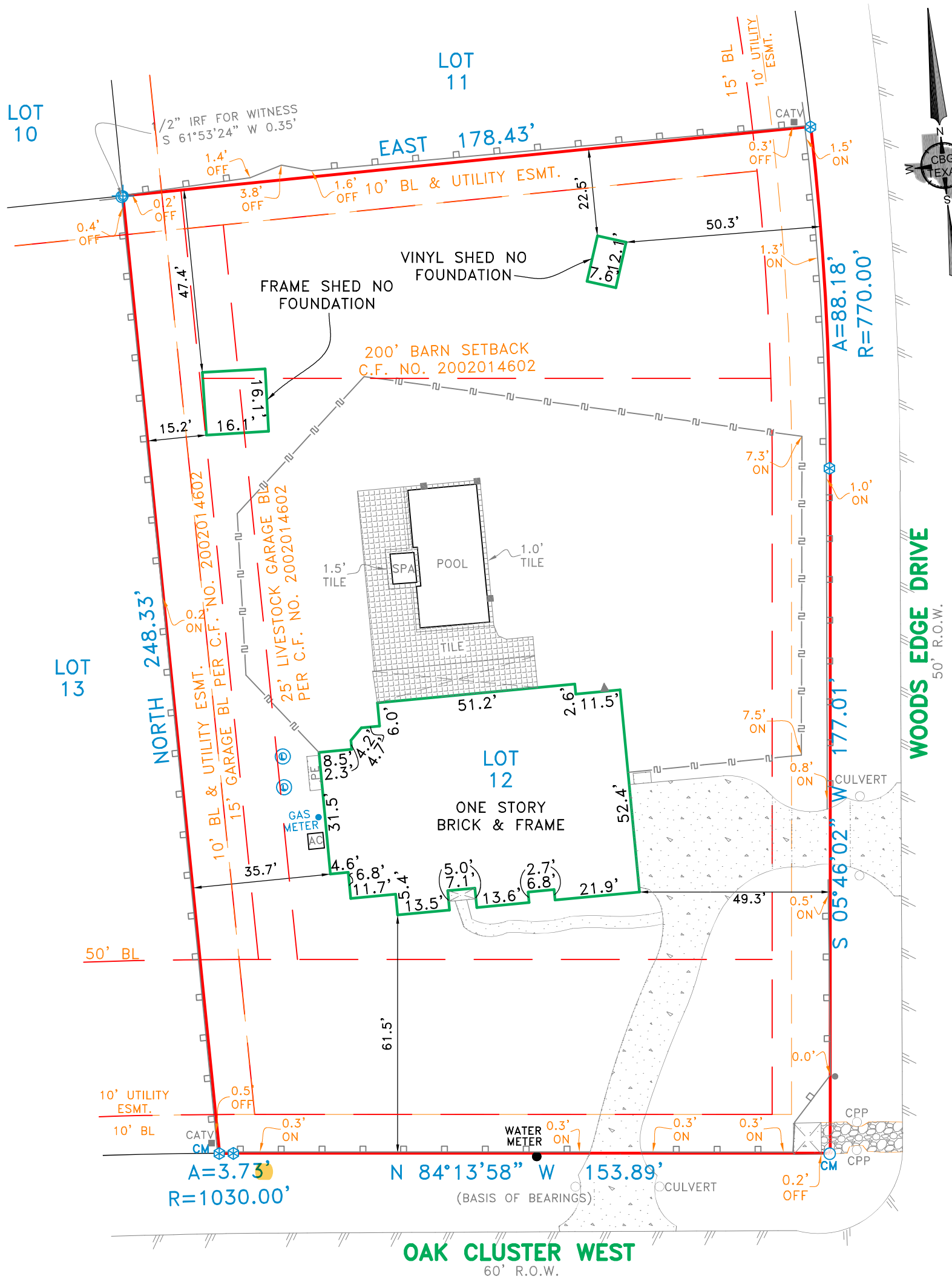
12102 Oak Cluster W.

Lot Twelve (12) Block Two (2), of Thousand Oaks, Section Three (3), a Subdivision of 91.07 acres of land in the John P. Morris Survey, A-373 and the Cyrus Wickson Survey, A-600 in Montgomery County, Texas according to the map or plat thereof, recorded in Cabinet R, Sheet 96 of the Map Records of Montgomery County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- VINYL FENCE
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. R, SHTS. 96-98, 9703915, 9753418, 99003320, 2002014602, 2002021994, 2002099960, 2006002485, 2007140664, 2009056590, 2009090484, 2009096210, 2009096211, 2009096212, 2009096213, 2009096214, 2010045777, 2013070125, 2013125556, 2015003583, 2016108303, 2017025558, 2018056566, 2019006234, 2019007627, 2020020080

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 259, PG. 79, VOL. 277, PG. 117, VOL. 508, PG. 299, C.F. NO. 8909933, 9108442, 9334358, 9412302, 2002086608

APPARENT ENCROACHMENT IN/OVER PROPERTY LINE & BL

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48339C0485G, 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 Texas American Title 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 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.

Drawn By: RJF/JLM
 Scale: 1" = 30'
 Date: 06/29/2021
 GF No.: 2999921-00909
 Job No.: 2113345

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