SURVEY PLAT

Waterloo Surveyors

OWNER:

Jeff Properties LLC, a Texas Limited Liability Company

ADDRESS:

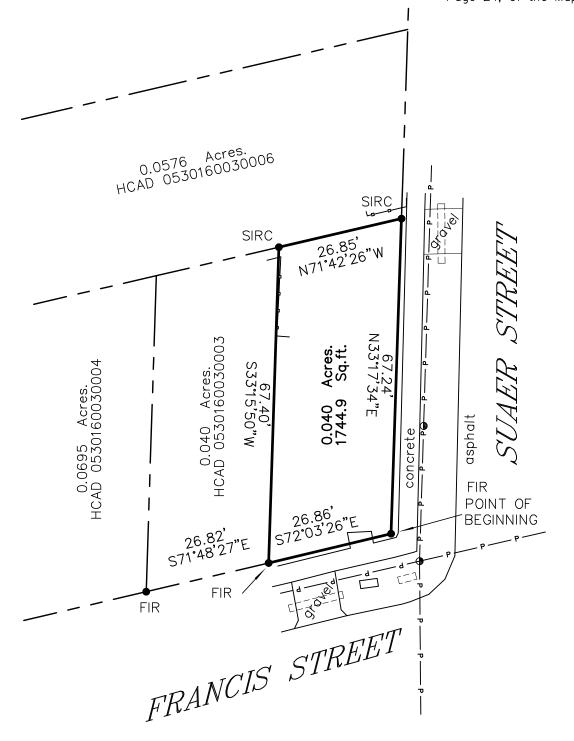
3030 FRANCIS ST

LEGAL DESCRIPTION:

Description of a 1743 square foot tract of land out of Lot 1 and 2, in Block 4, of FOREST HOME as recorded in Volume 6, Page 24 of the Harris County Map Records, Harris County, Texas and being more particularly described by metes in exhibit A attached hereto.

TRACT IS SUBJECT TO:

Any and all easements, building lines, and conditions, covenants and restrictions as set forth in plat thereof recorded in Volume 6, Page 24, of the Map Records of Harris County, Texas.



State of Texas: County of Harris:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1a Conditions II Survey.

And I certify that the property shown hereon <u>is not</u> within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48201c0880m, Zone: X, Dated: <u>1/6/17</u>.

Dated this the 9th day of April, 2024.

THOMAS P. DIXON

4324

SUR

SUR

SUR

LEGEND

FOUND IRON ROD FIR
SET IRON ROD WITH CAP SIRC
UTILITY POLE/GUY ANCHOR
UTILITY LINE PPPPP
WOOD FENCE

= 20'

NOTE:

THIS SURVEY IS CERTIFIED TO AGENTS NATIONAL TITLE INSURANCE COMPANY AS PER GF NO. 23-09-4263 DATED 03/12/24.

NOTE:

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

Thomas P. Dixon R.P.L.S. 432

FIRM #10124400