CBG SURVEYING INC

DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS

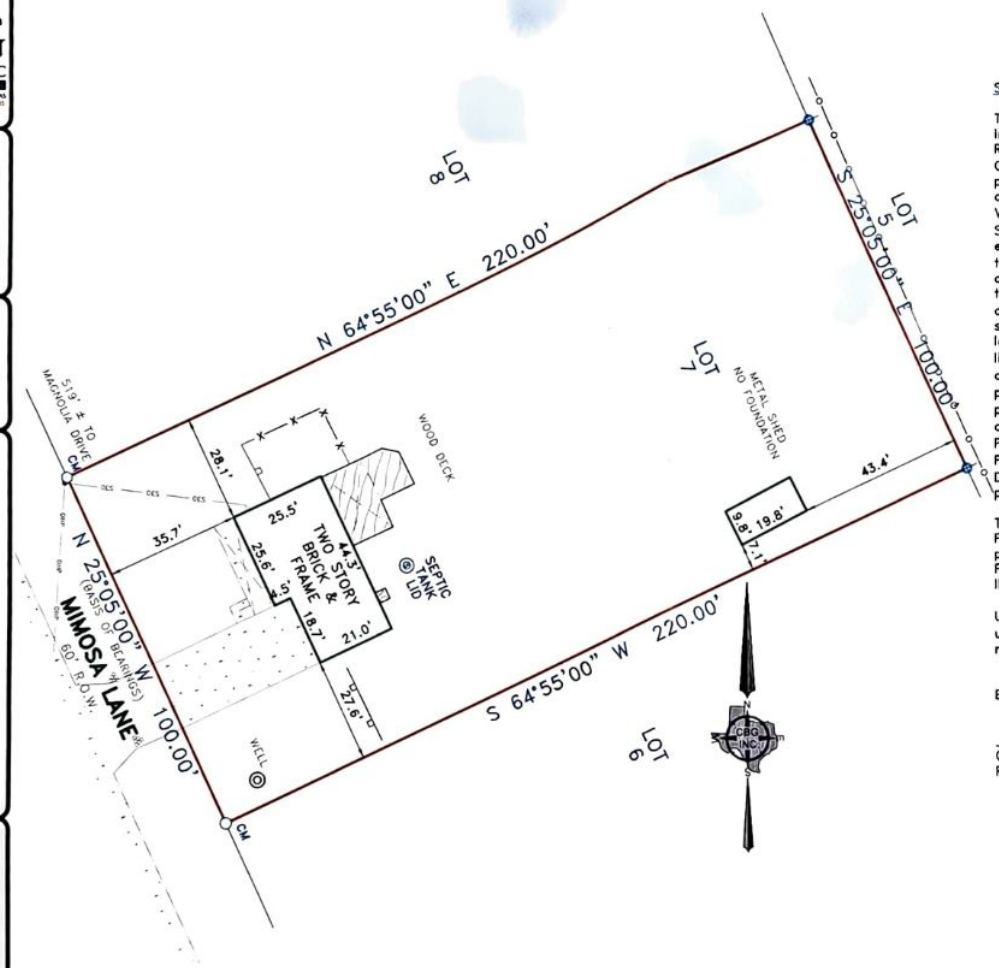
PROVIDENCE TITLE

LEGEND

- 3/8" ROD FOUND
- 1/2" ROD SET
- 1/2" PIPE FOUND
- "X" FOUND/SET
- POINT FOR CORNER
- 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- OVERHEAD ELECTRIC
- IF IRON FENCE
- HOG WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Volume 5, Page 591, Volume 524, Page 550, Page 335, Page 597 and Volume 641, Page 37, Volume 293, Page 109, Volume 328, Page 519, Volume 394, Page 567, Volume 436, Page 79



14779 Mimosa Lane

Being Lot Seven (7), in Block Three (3), of MAGNOLIA BEND, Section One (1), a subdivision in the W.C.C. Lynch Survey, A-307, Montgomery County, Texas, according to the Map or Plat thereof recorded in Volume 5, Page 591, of the Map Records of Montgomery County, Texas.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Providence Title Company in connection with the transaction described in GF# 122002306. The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Alexandra Claire Pruitt and Providence 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 14779 Mimosa Lane described in Volume 5, Page 591, 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. 48339C0535G) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Alexandra Claire Pruitt and Providence Title Company are entitled to rely on this survey as having been performed to the appropriate standards of the current 1999 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 August, 2017.

C.N. Fauquier
Registered Professional Land Surveyor No. 4372

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0535G, 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 Providence 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 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:
Date: _____ Purchaser _____
Purchaser _____

Drawn By: TEB
Scale: 1" = 30'
Date: 08/03/17
GF NO.: 122002306
Job No. 1717485

CBG SURVEYING INC
DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
321 Century Plaza Dr., Ste. 105
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgjects.com

STATE OF TEXAS REGISTERED C.N. FAUQUIER 4372 PROFESSIONAL LAND SURVEYOR
NICK FAUQUIER
REG. NO. 4372