

A graphic scale bar is shown with markings for 0', 20', 40', and 80'. Below the bar, the text reads "SCALE 1" = 40'". To the right of the scale bar is a north arrow pointing towards the top right of the page.

LOT 48

P.O.B.
COMMON NORTH CORNER
OF LOTS 15 & 16, BLOCK 12
WESTWOOD THREE
CAB. B SH. 157A, M.R.M.C.

10' H.L.&P. A.E.
15' LOW PLANE -
19'2" HIGH PLANE
VOL 1102 PG. 193

LOT 15
1335-65 COLUMBUS AVENUE LLC
C.F. NO. 2017070761
O.P.R.M.C.

LOT 18
FM 1488 PROPERTY CO
C.F. NO. 2010088490
QPRMC

0.9382 ACRES
(40,867 SQ.FT.)

A PERPETUAL,
NONEXCLUSIVE EASEMENT
FOR EGRESS & INGRESS,
PARKING & UTILITIES
2015063057

50' B.L.

FND 1/2" I.R.
(R)

SAVE & EXCEPT
STATE OF TEXAS
(CALLED 0.0148 ACRES)
C.F. NO. 2005061371

FM 1488 ROAD
(VARIABLE WIDTH)

LEGEND

 B.L. U.E. A.E.	 WOOD VINYL	 FENCE	 SIGN	 CONCRETE	 POWER POLE	 SEPTIC LIDS	 SERVICE POLE	 WATER METER	 LIGHT POLE	 CLEAN OUT	 SAMPLE WELL	 MANHOLE	 OVERHEAD UTILITY LINES
				 GRAVEL	 ASPHALT	 SET 1/2" I.R. W/CAP MARKED "SURVEY 1"							

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2886.30'	160.23'	3°10'50"	S 79°18'26" W	160.21'

LINE	BEARING	DISTANCE
L1	N 76°04'18" E	86.85'
L2	N 80°47'12" E	86.86'

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204.
2. NAD 83 POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 18, 2024, UNDER G.F. NO. CTH--CMT247606870PH.
8. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.
9. AN EASEMENT GRANTED TO H.L.&P. AS RECORDED IN VOL. 588, PG. 192, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.9382 ACRES (40,867 SQUARE FEET) SITUATED IN THE THOMAS TAYLOR SURVEY, ABSTRACT 546, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: CHICAGO TITLE

5: 6010 FM 1488 ROAD

SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 8, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



CHICAGO TITLE

G.F. #:	CTH-MONT-CTT24780607PH	ISSUE DATE:	SEP 18 2024
			936-582-5490

Survey 1, Inc.
Your Land Survey Company

TECH:	RK	DATE: OCT. 17, 2024
FINAL CHECK:	EF	JOB # 10-142243-24