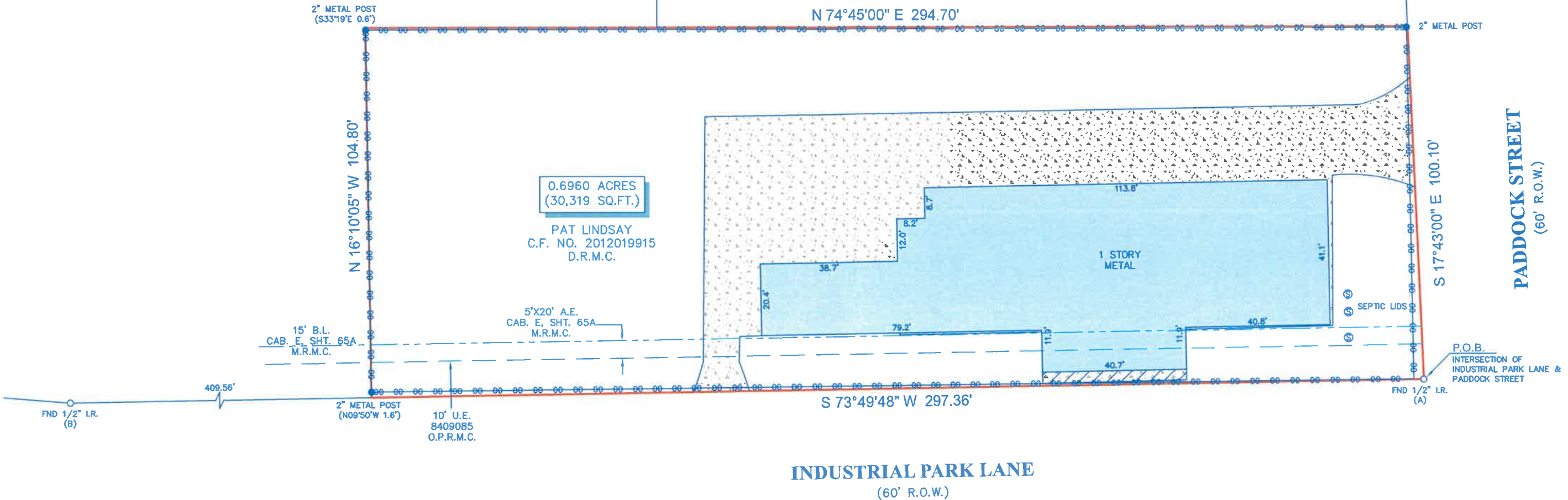


G.W. LONIS SURVEY  
ABSTRACT 313

JANET BAGWELL & JASON BAGWELL  
C.F. NO. 2015032013  
D.R.M.C.

GERALD WAYNE STRACNER  
C.F. NO. 2004134690  
D.R.M.C.

SCALE 1"=30'



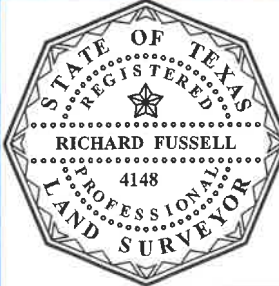
- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  6. UTILITY EASEMENT AS SET FORTH IN C.F. NO. 8201483 (DOES NOT APPLY TO SUBJECT PROPERTY).
  7. 60' R.O.W. EASEMENT AS RECORDED IN VOL. 1145, PG. 10

**LEGEND**

	CONCRETE		FENCE
	COVERED AREA		CHAIN LINK
		B.L.	BUILDING LINE
		U.E.	UTILITY EASEMENT
		A.E.	AERIAL EASEMENT

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.6960 ACRES (30,319 SQUARE FEET) SITUATED IN THE G.W. LONIS SURVEY, ABSTRACT 313, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 5, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



RICHARD FUSSELL  
RPLS# 4148

CLIENT: SANMORE INVESTMENTS, LLC	FIELD CREW: LG	TECH: ARH
ADDRESS: 401 INDUSTRIAL PARK	DRAFTER: MH	FINAL CHECK: EF
DATE: MARCH 9, 2023	JOB# 3-121231-23	
www.survey1inc.com survey1@survey1inc.com <b>Survey 1, Inc.</b> Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382		



TITLE COMPANY:

**doma**

281-565-4603

G.F. #: 14634-23-05153

ISSUE DATE: FEBRUARY 1, 2023

