

stewart title
Real partners. Real possibilities.™

LEGEND

- | | |
|---------------------------------|------------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER EQUIPMENT |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ◆ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | ▨ CONCRETE |
| ○ CHAIN LINK | ▨ COVERED AREA |
| ▨ WOOD FENCE 0.5' WIDE TYPICAL | |
| ▨ DOUBLE SIDED WOOD FENCE | |

EXCEPTIONS:

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN FILE NO. 2006-016087.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0390G, 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 Stewart 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 is 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
Date: _____ Purchaser

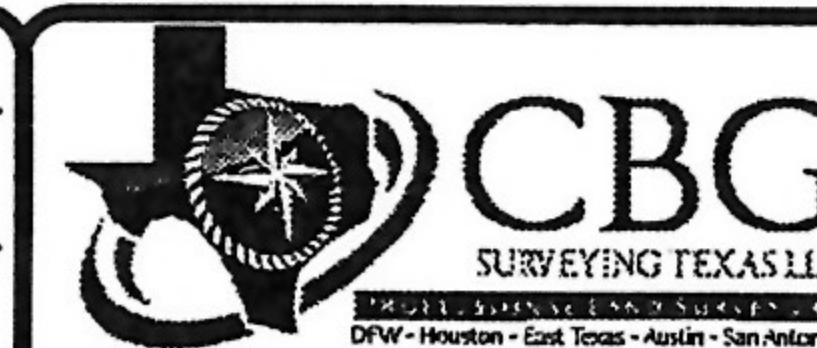
Drawn By: SN

Scale: 1" = 20'

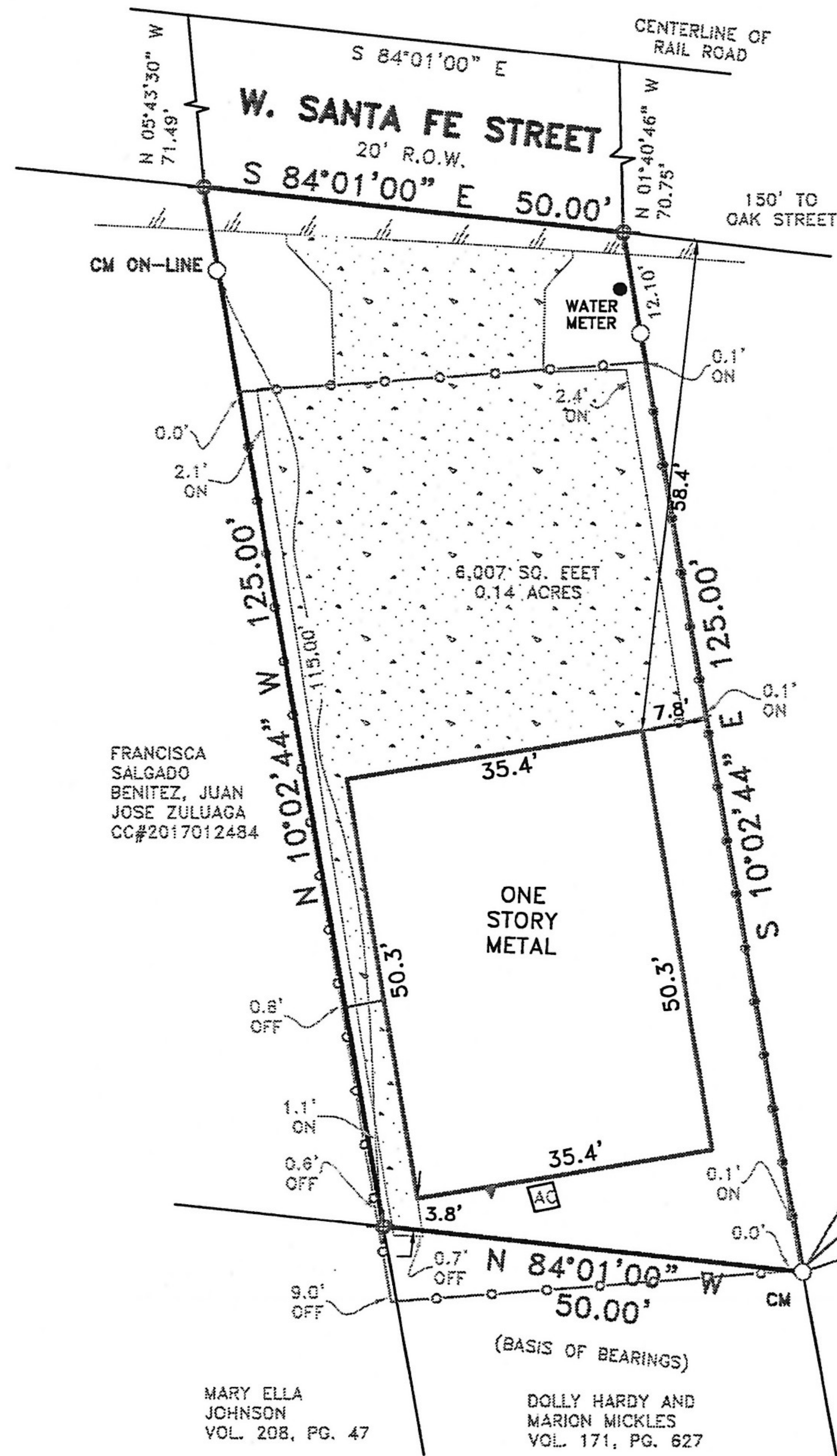
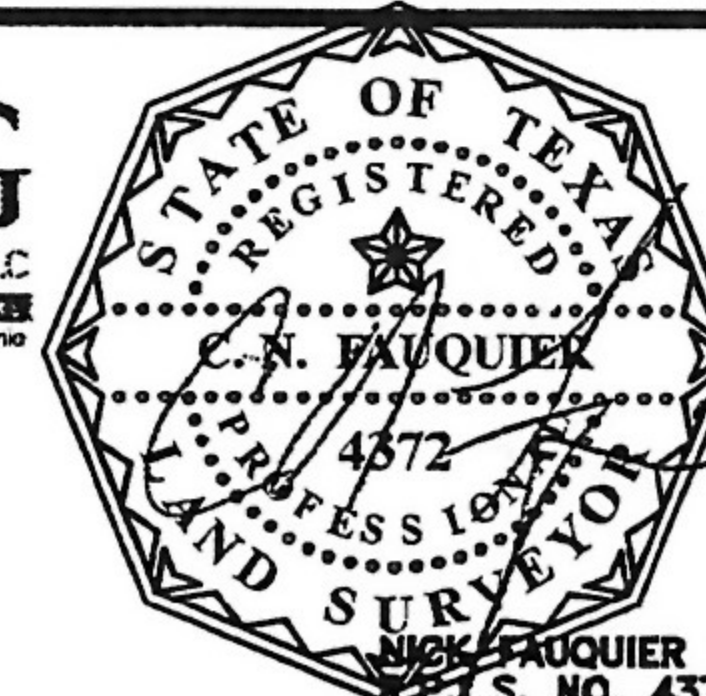
Date: 11/12/18

GF NO.: 18339033727

Job No. 1823681



321 Century Plaza Dr., Ste. 105
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbginctx.com



811 W. Santa Fe Street

Being Tract 3, Block 8 of The Erquhart Subdivision, as recorded in Volume 3, page 24, M.C.D.R. situated in the L.M.H. Washington Survey A-636, Montgomery County, Texas, same being that tract of land conveyed to Tim Ferguson and wife, Melissa Ferguson, by deed recorded in County Clerk's File Number 2006-016087, Official Public Records of Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the West line of that tract of land conveyed to James Frank Scott, by deed recorded in County Clerk's File Number 8708352, Official Public Records of Montgomery County, Texas, same being the Northeast corner of that tract of land conveyed to Dolly Hardy and Marion Mickles, by deed recorded in Volume 171, Page 627, Deed Records of Montgomery County, Texas;

THENCE North 84 degrees 01 minutes 00 seconds West, along the North line of said Hardy/Mickles tract, a distance of 50.00 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to Mary Ella Johnson, by deed recorded in Volume 208, Page 47, Deed Records of Montgomery County, Texas same being the Southeast corner of that tract of land conveyed to Francisca Salgado Benitez and Juan Jose Zuluaga, by deed recorded in County Clerk's File Number 2017012484, Official Public Records of Montgomery County, Texas;

THENCE North 10 degrees 02 minutes 44 seconds West, along the East line of said Benitez/Zuluaga tract, passing at a distance of 115.00 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 125.00 feet to a point for corner, said corner being along the South line of W. Santa Fe Street (20 feet right-of-way);

THENCE South 84 degrees 01 minutes 00 seconds East, along the South line of said W. Santa Fe Street, a distance of 50.00 feet to a point for corner, said corner being the Northwest corner of said Scott tract;

THENCE South 10 degrees 02 minutes 44 seconds East, along the West line of said Scott tract, passing at a distance of 12.10 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 125.00 feet to the POINT OF BEGINNING and containing 6,007 square feet or 0.14 acres of land.

