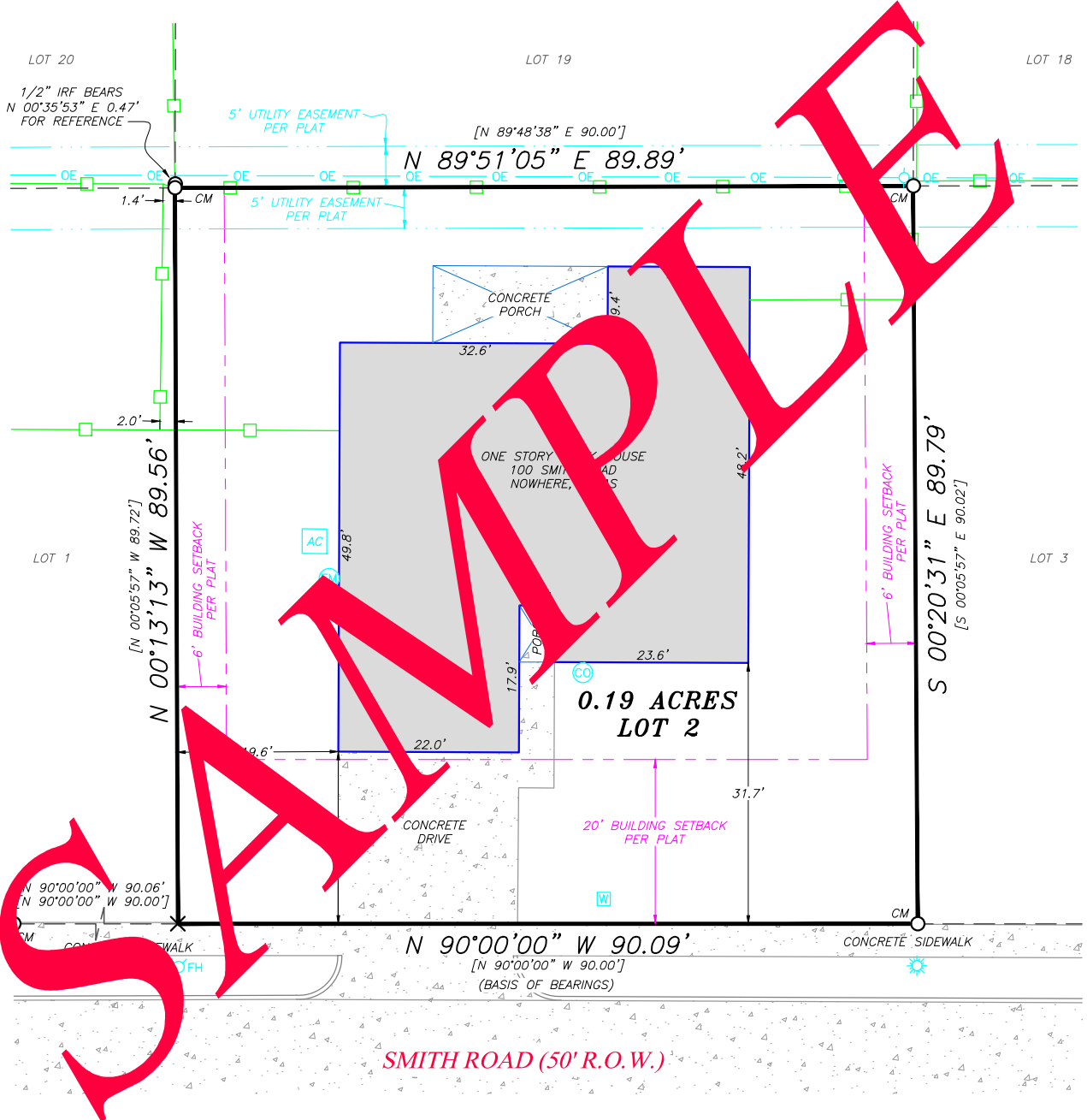


PROPERTY DESCRIPTION

PLAT SHOWING A 0.19 ACRE TRACT SITUATED IN THE JOHN SMITH SURVEY, ABSTRACT NO. 1, NOWHERE COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND DESCRIBED AS LOT 2 OF SMITH ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 1, PAGE 1, PLAT RECORDS, NOWHERE COUNTY, TEXAS.



FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48499C0200C, dated September 3, 2010, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES:
 1. Basis of Bearings is North 90 Degrees 00 Minutes 00 Seconds West a distance of 180.15 feet between a 1/2 inch iron rod found at the southeast corner of Lot 2 and a 1/2 inch iron rod found at the southwest corner of Lot 1, being recited as North 90 Degrees 00 Minutes 00 Seconds West a distance of 180.00 feet in Volume 1, Page 1, P.R.N.C.T.
 2. All record calls are denoted in [] per plat recorded in Volume 1, Page 1, P.R.N.C.T.
 3. This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on January 1, 2016, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Buyer: John Doe

Seller: Jane Doe

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

GREG CONNAUGHTON R.P.L.S. NO.: 6110

LEGEND

○	1/2" IRON ROD FOUND	—□—	WOOD FENCE
×	X FOUND	—OE—	OVERHEAD ELECTRIC
(CM)	CONTROL MONUMENT		
⊙	CLEANOUT		
⊕	ELECTRIC METER		
⊕FH	FIRE HYDRANT		
⊕	LIGHT POLE		
⊕	WATER METER		



Tri-Point Surveying, LLC

748 RS CR 3380
Alba, Tx 75410

Office: 903-473-2117

Email: admin@tri-pointsurveying.com

Firm# 10194270

JOB NUMBER: 16-0000

DATE: 01/01/16

SCALE: 1" = 20'

SHEET 1 OF 1

IMPROVEMENT SURVEY

REVISIONS: