

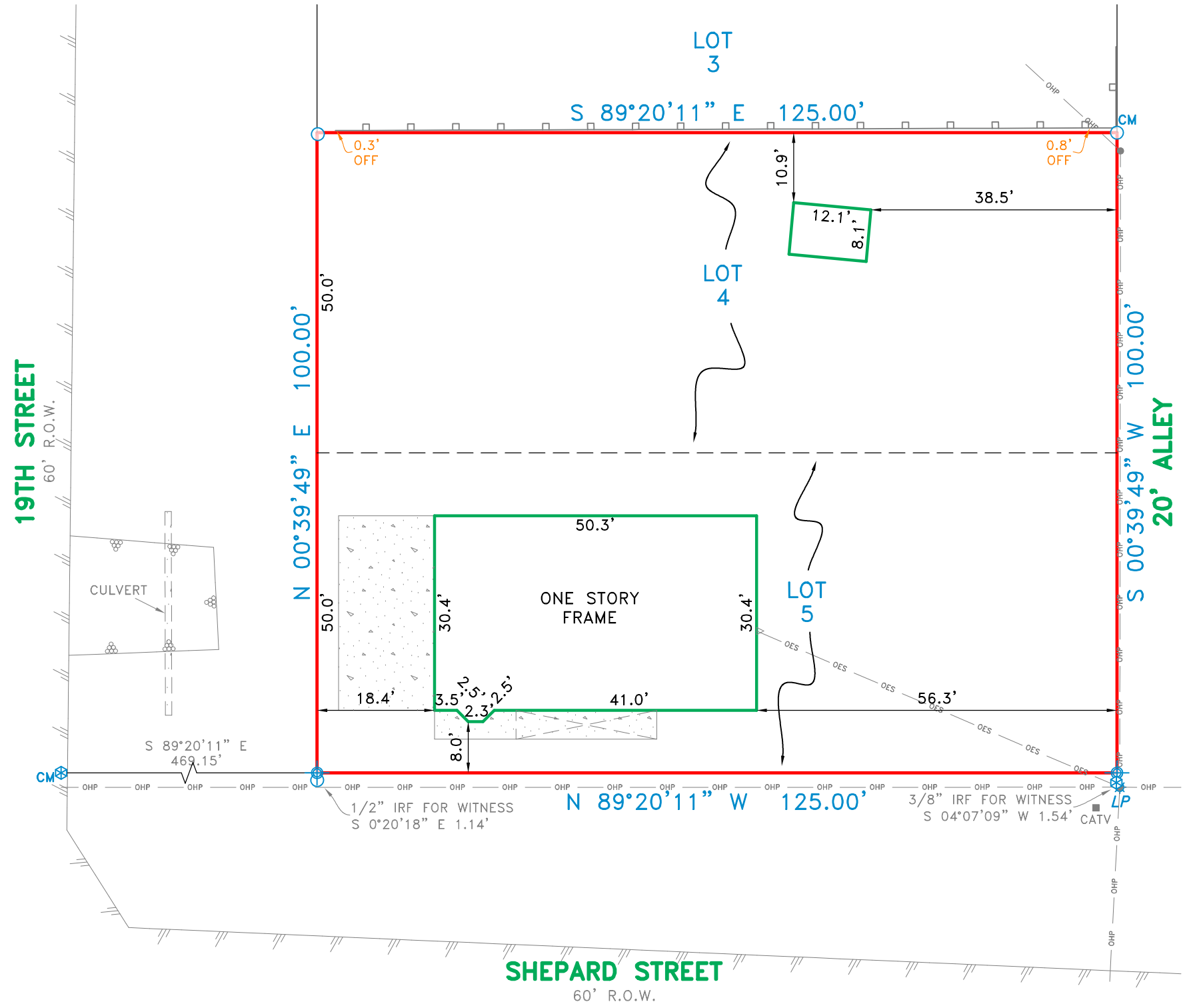


1845 Shepard Street

Lots Four (4) and Five (5), Block Seven Hundred Twenty-one (721) of TOWN OF HEMPSTEAD, Waller County, Texas, according to the map or plat thereof, recorded in Volume 106, Page 306, Deed Records, Waller County, Texas.

LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊗ 3/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— I— IRON FENCE
■ COLUMN	— X— BARBED WIRE
▲ UNDERGROUND ELECTRIC	— /— EDGE OF ASPHALT
— OHP— OVERHEAD ELECTRIC POWER	— /— EDGE OF GRAVEL
— OES— OVERHEAD ELECTRIC SERVICE	— [ ]— STONE
— [ ]— CHAIN LINK	— [ ]— CONCRETE
— [ ]— WOOD FENCE 0.5' WIDE TYPICAL	— [ ]— COVERED AREA
— [ ]— DOUBLE SIDED WOOD FENCE	— [ ]— BRICK

**EXCEPTIONS:**  
 NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 106, PG. 306, VOL. 583, PG. 571, VOL. 583, PG. 618, VOL. 583, PG. 623



**NOTES:**  
 BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48473C0130F, 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 University Title. 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 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: JCM  
 Scale: 1" = 20'  
 Date: 05/04/2023  
 GF NO.: 2360202HE  
 Job No. 2306787

1413 E. IH-30, Ste. 7  
 Garland, TX 75043  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtxllc.com