

N. HILLCREST DRIVE

FND. 1/2" I.R. BEARS S 40°31'21" E 1.17'

CM 1/2" I.R.

BILL D. ROBERTS & ESTHER ANNETTE ROBERTS S. 295.9' OF THE W. 1/2 OF TRACT 59 (CF NO. 7638490)

152.84'

SET 1/2" I.R.

140.64'

WALNUT DRIVE (60' R.O.W.)

486.95' (BEARING BASIS)

140.64'

SET 1/2" I.R. P.O.B.

1.5'

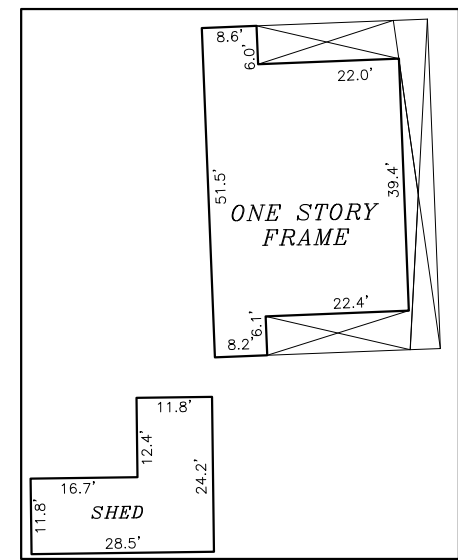
1.5'

384.23'

FND. 1/2" I.R.

GUADALUPE SOTO 2.480 ACRES TRACT (CF NO. 2012095999)

ANITA M. SWEETEN 2.500 ACRES TRACT



HOUSE DETAIL
SCALE: 1" = 30'

0.920 Acre (40,082 Square Feet)
W.C.R.R. Co. Survey, Abstract Number 646
Montgomery County, Texas

BEING a 0.920 acre (40,082 Sq. Ft.) tract of land situated in the W.C.R.R. Co. Survey, A-646, Montgomery County, Texas; being out of that called Lot 58, Freeway Oaks Section One, a subdivision of record according to the map or plat of record in Volume 5, Page 329, Map Records, Montgomery County, Texas; being more particularly described by metes and bounds as follows:

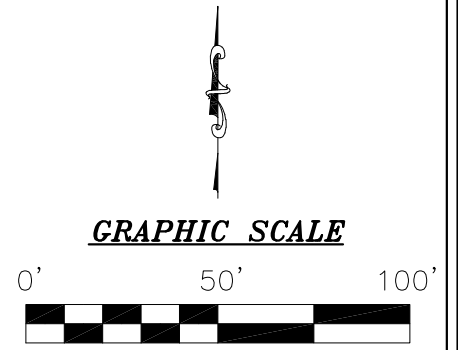
BEGINNING at a 1/2-inch iron rod with cap stamped "OSC" set in the west right-of-way (R.O.W.) line of Walnut Drive (60 feet wide); marking the northeast corner of that called 2.5 acres tract conveyed to Wendel Golden by deed of record under Clerk's File No. 8612521, D.R.M.C.T. and marking the southeast corner the herein described tract;

THENCE, WEST, 285.00 feet with the north line of said 2.5 acres tract to a 1/2-inch iron rod with cap stamped "OSC" set marking the southwest corner of the herein described tract;

THENCE, NORTH, 140.64 feet with the east line of that called South Portion of the East Half of Tract 36 conveyed to Einar H. Goerland by deed of record under Clerk's File No 289707, D.R.M.C.T. to a 1/2-inch iron rod with cap stamped "OSC" set marking the northwest corner of the herein described tract;

THENCE, EAST, 285.00 feet with the south line of that called 1.000 acre tract to a 1/2-inch iron rod with cap stamped "OSC" set in the west R.O.W. line of the aforementioned Walnut Drive marking the northeast corner of the herein described tract;

THENCE, SOUTH, 140.64 feet with the west R.O.W. line of said Walnut Drive to the **POINT OF BEGINNING** and **CONTAINING** 0.920 acre (40,082 Sq. Ft.) of land.



SURVEYOR'S NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 20-472585-CY ISSUED ON 03/25/2020.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0575 G
REV. DATE: 08/18/2014
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - - - EASEMENT LINE
 - - - - - BUILDING SETBACK LINE
 - x x x WIRE FENCE
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - CM CONTROL MONUMENT

WILLIAM ELLIS SAMMONS S. 1/2 OF LOT LOT 57 (CF NO. 2003009458)

ANITA MARIE SWEETEN 2.5 ACRES TRACT (CF NO. 2009087704)

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE OF TEXAS, LLC and INK LENDING, LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.920 ACRE PARCEL OF LAND recorded in Clerk's File _____, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the W. C. R.R. COMPANY SURVEY, A-646

Borrower: NAVIO INVESTMENTS, LLC
Address: 22005 WALNUT DR., PORTER, TX 77365 GF No. 20-472585-CY

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 5, PAGE 329, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2003019496	NO.	REVISION	DATE
DATE:	03/19/20	01	REVISED BOUNDARY	03/27/20
DRAWN BY:	SW			
APPROVED BY:	RRR			

Rodric R. Reese

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883

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Overland Consortium Inc. Surveyors

Tel: 281-940-8868 Fax: 281-207-6476

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