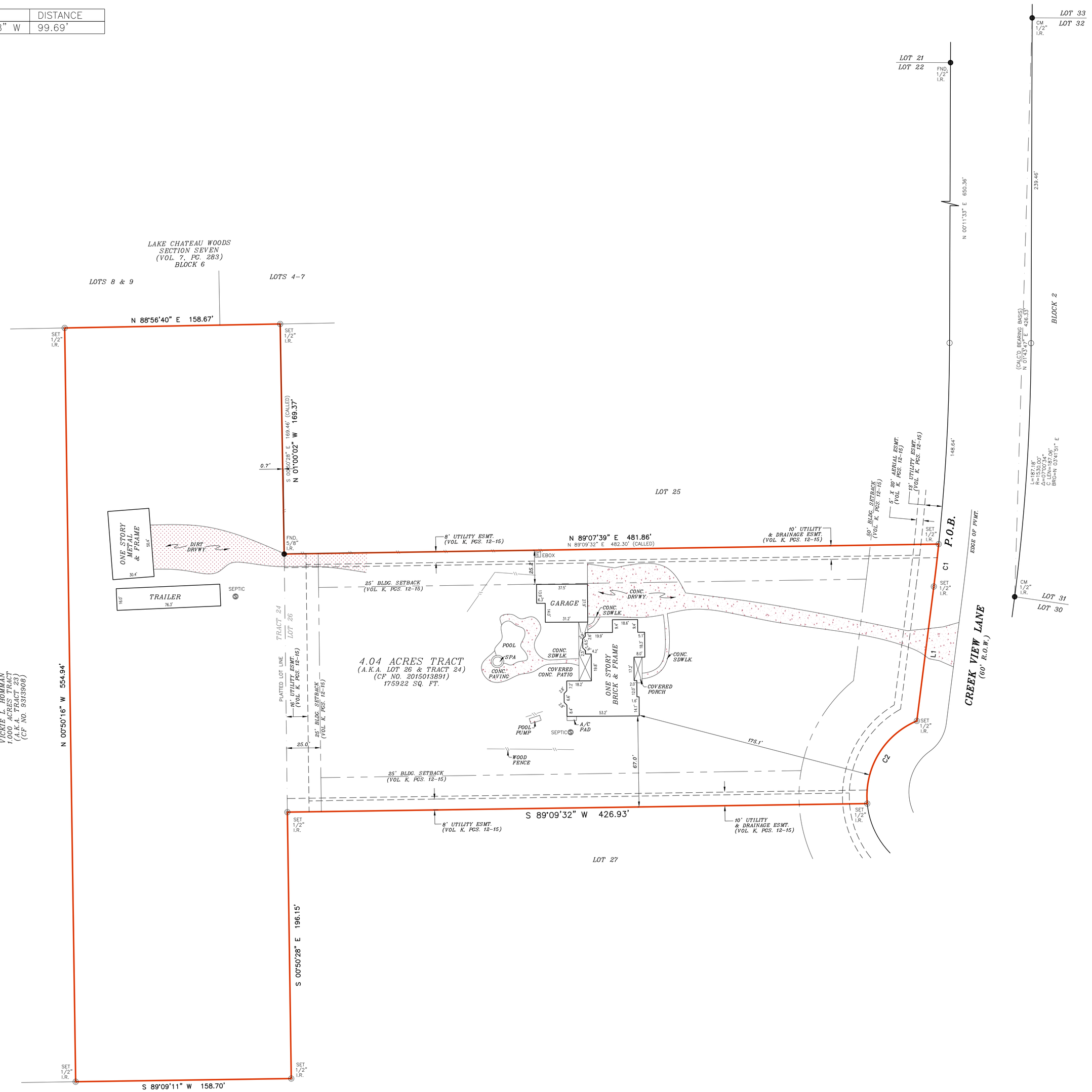
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1470.00'	31.20'	31.20'	S 06°35'39" W	1°12'58"
C2	60.00'	75.97'	70.99'	S 30°56'00" W	72°32'36"

LINE	BEARING	DISTANCE
L1	S 07°12'08" W	99.69'

RIVERWAY TITLE
Damian Smith
713-979-2915



METES AND BOUNDS
4.04 ACRE PARCEL
LOCATED IN THE
T. TOBY SURVEY,
ABSTRACT 579,
MONTGOMERY COUNTY, TEXAS

Being a 4.04 acre parcel of land situated in the T. Toby Survey, Abstract 579, Montgomery County, Texas, and consisting of Lot 26, Block 2 of White Oak Estates, Section 3 as recorded in Cabinet K, Sheet 12 of the Map records of Montgomery County, and a 2.022 acre parcel being the same called 2.00 acres as recorded in Volume 89, Page 584 of the Deed Records of Montgomery County, and being the same property as described in deed recorded in Montgomery County Clerk's File 2015013891, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap in the western right of way of Creek View Lane (60' R.O.W.) for the southeast corner of Lot 25, the northeast corner of Lot 26, and marking the most eastern northeast corner of the herein described parcel;

THENCE, along the western right of way of Creek View Lane and a curve to the right having a radius of 1470.00 feet, an arc length of 31.20 feet, and a chord bearing South 06 35' 39" West, a distance of 31.20 feet to a 1/2" iron rod set with plastic cap marking an angle point in the eastern line of the herein described parcel;

THENCE, South 07 12' 08" West, a distance of 99.69 feet along the western right of way of Creek View Lane to a 1/2" iron rod set with plastic cap marking an angle point in the eastern line of the herein described parcel;

THENCE, along the western right of way of Creek View Lane and a curve to the right having a radius of 60.00 feet, an arc length of 75.97 feet, and a chord bearing South 30 56' 00" West, a distance of 70.99 feet to a 1/2" iron rod set with plastic cap for the northeast corner of Lot 27, the southeast corner of Lot 26, and marking the most eastern southeast corner of the herein described parcel;

THENCE, South 89 09' 32" West, a distance of 426.93 feet along the northern line of Lot 27 to a 1/2" iron rod set with plastic cap for the northwest corner of Lot 27, the southwest corner of Lot 26, and marking an angle point in the southern line of the herein described parcel;

THENCE, South 00 50' 28" East, a distance of 196.15 feet along the western line of Lot 27 to a 1/2" iron rod set with plastic cap marking the most southern southeast corner of the herein described parcel;

THENCE, South 89 09' 11" West, a distance of 158.70 feet along the northern line of Lot 27 to a 1/2" iron rod set with plastic cap for the southeast corner of the called 1.00 acres as recorded in M.C.C.F. 9313908, and marking the southwest corner of the herein described parcel;

THENCE, North 00 50' 16" West, a distance of 554.94 feet along the eastern line of the called 1.00 acres to a 1/2" iron rod set with plastic cap in the southern line of Lake Chateau Woods, Section 7 as recorded in Volume 7, Page 283 M.R.M.C. for the northeast corner of the called 1.00 acres, and marking the northwest corner of the herein described parcel;

THENCE, North 88 56' 40" East, a distance of 158.67 feet along the southern line of Lake Chateau Woods to a 1/2" iron rod set with plastic cap for the northwest corner of Lot 25, and marking the most northern northeast corner of the herein described parcel;

THENCE, South 01 00' 02" West (called South 00 50' 28" East), a distance of 169.37 feet (called 169.46 feet) along the western line of Lot 25 to a 5/8" iron rod found for the southwest corner of Lot 25, the northwest corner of Lot 26, and marking an angle point in the northern line of the herein described parcel;

THENCE, North 89 07' 39" East (called North 89 09' 32" East), a distance of 481.86 feet (called 482.30 feet) along the southern line of Lot 25 back to the **POINT OF BEGINNING** and containing 4.04 acres 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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 200421-DS ISSUED ON 03/30/2020.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0545 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.

GRAPHIC SCALE
0' 40' 80'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- SEPTIC TANK
- ELECTRIC BOX
- CM CONTROL MONUMENT

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to RIVERWAY TITLE COMPANY and FLAT OUT REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY 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 4.04 ACRES PARCEL OF LAND recorded in Clerk's File 2015013891, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the THOMAS TODY SURVEY A-579
Borrower: FLAT OUT REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY
Address: 11675 CREEK VIEW LN., CONROE, TX 77385 GF No. 200421-DS

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET K, SHEET 12-15, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). 9774641, 9803970, 99107316, 20000090917, 20020023394, 20020029595, 20020337134, 20090896625, 2010091788, 2010109880, 2010109881, 2011107346,2011107347, 2011107348, 2011107349, 2012096580, 2013101169, 2013101170, 2014121304, 2015013258, 2015076226, 2015108744, 2018085377, 2019002062, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2004019694	NO.	REVISION	DATE
DATE:	04/03/20			
DRAWN BY:	SZ			
APPROVED BY:	DEK			

STATE OF TEXAS REGISTERED DAVID E. KING, JR. 6272 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

DAVID E. KING R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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