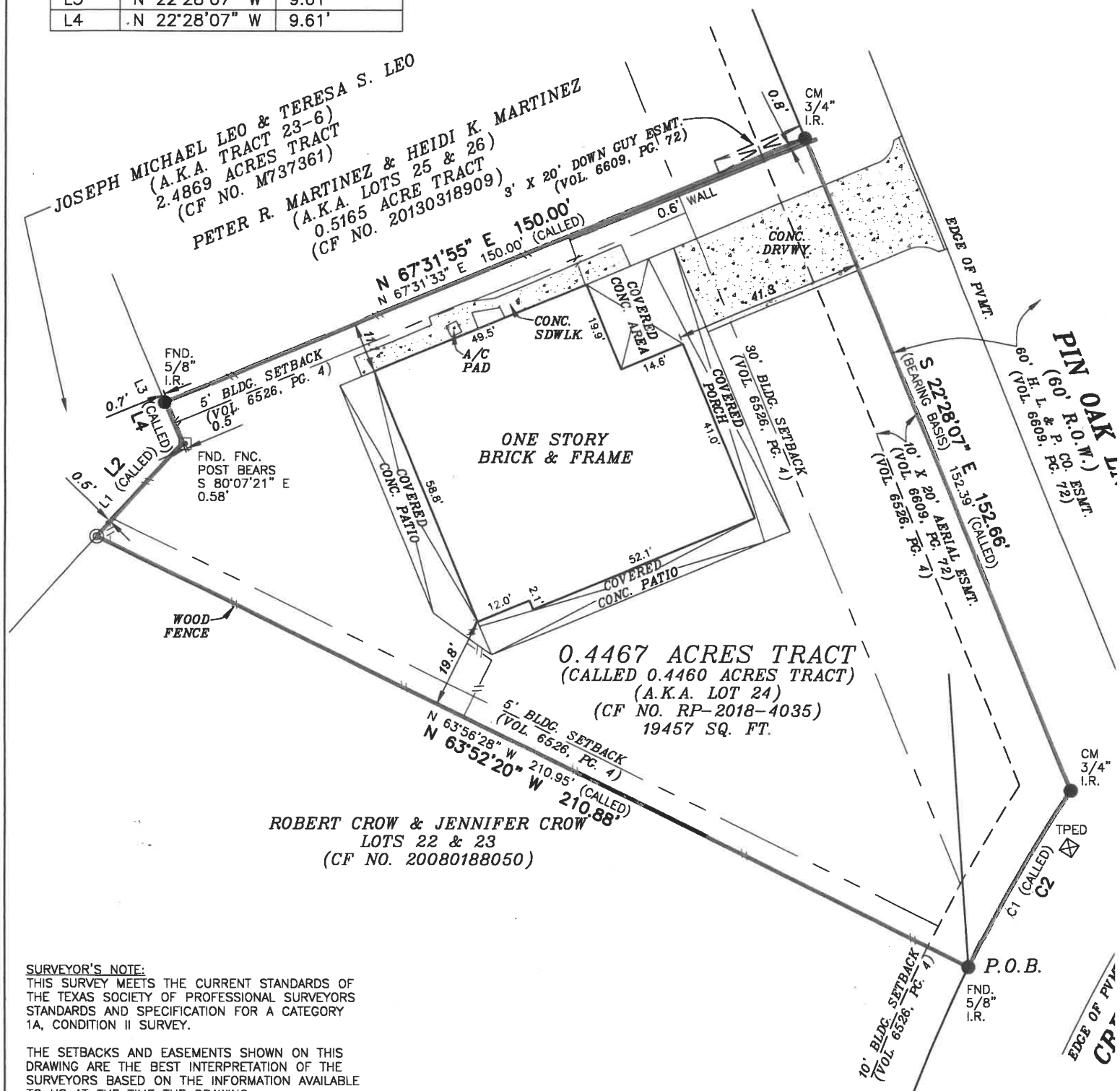


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.63'	44.25'	---	---	---
C2	330.63'	44.35'	44.31'	S 30°13'50" W	7°41'05"

LINE	BEARING	DISTANCE
L1	N 42°08'25" E	27.36'
L2	N 42°08'25" E	27.36'
L3	N 22°28'07" W	9.61'
L4	N 22°28'07" W	9.61'



**0.4467 ACRES TRACT**  
 (CALLED 0.4460 ACRES TRACT)  
 (A.K.A. LOT 24)  
 (CF NO. RP-2018-4035)  
 19457 SQ. FT.

**ROBERT CROW & JENNIFER CROW**  
 LOTS 22 & 23  
 (CF NO. 20080188050)

**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. 20-494604-WW ISSUED ON 07/02/2020.

**0.4467 ACRE TRACT  
FIELD NOTE DESCRIPTION**

Being a 0.4467 acre tract of land known as Lot 24, Creekwood Acres, an unrecorded subdivision of 78.840 acres owned by the Houston Realty Company of Houston, Texas, in the J. Donnelly Survey, Abstract No. 233, the J.B. Mcgee Survey, Abstract No. 554 and the Elizabeth Smith Survey, Abstract No. 70, all Surveys being in Harris County, Texas. Said 0.4467 acre tract being the same tract of land described as 0.4460 acres of land conveyed to NDR INC. by Warranty Deed recorded in Clerk's File No. RP-2018-4035, Official Public Records of Harris County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found on the West right-of-way line of Creek Wood Drive (60' R.O.W.) for the Southeast corner hereof, same being the Northeast corner of that certain Robert and Jennifer Crow tract of land described as Lots 22 and 23 of said Creekwood Acres unrecorded subdivision, as recorded in Clerks File. No. 20080188050, (O.P.R.H.C.T.);

**THENCE** N 63°52'20"W along the common Northeast line of said Crow tract for 210.88 feet (call N 63°56'28"W, 210.95') to a 1/2 inch iron rod set with cap stamped "OSC" for the most Westerly corner hereof, same being on a Southeast line of that certain Leo 2.4869 acre tract recorded in Clerk's File No. M737361, (O.P.R.H.C.T.);

**THENCE** along a common Southeast line of said Leo 2.4869 acre tract and the Northwest line hereof the following two (2) courses:

- 1) N 42°08'25"E for a distance of 27.36 feet to a calculated point by a wood fence corner post for an angle point hereof, from which the said wood fence corner post bears S 80°07'21"E, 0.58 feet.
- 2) N 22° 28'07"W for a distance of 9.61 feet to a 5/8 inch iron rod found for the Northwest corner hereof, same being the Southwest corner of that certain Martinez 0.5165 acre tract recorded in Clerk's File No. 20130318909, (O.P.R.H.C.T.);










**THENCE** N 67°31'55"E along the common South line of said 0.5165 acre tract for 150.00 feet to a 3/4 inch iron rod found on the Northwest line of Pin Oak Drive (60' R.O.W.) for the Northeast corner hereof;

**THENCE** S 22°28'07"E (BEARING BASIS) along the Northwest line of said Pin Oak Lane for 152.66 feet (call 152.39') to a 3/4 inch iron rod found at the intersection of the West line of said Creek Wood Drive for the most Easterly corner hereof;

**THENCE** along the West line of Creek Wood Drive, being along a curve to the left having a radius of 330.63 feet, an arc distance of 44.35 feet and a chord that bears S 30°13'50"W, 44.31 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.4467 acre (19,457 Sq. Ft.) of land.

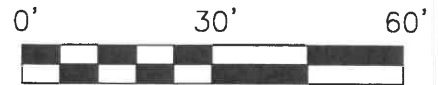
**LEGEND**

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
-  FOUND IRON ROD
-  FENCE POST
-  TELEPHONE PEDESTAL
-  CONTROL MONUMENT



**GRAPHIC SCALE**



FLOOD INFORMATION  
FIRM: 48201C PANEL: 0235 M  
REV. DATE: 10/16/2013  
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.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE OF TEXAS, LLC and EUSTIS MORTGAGE CORPORATION 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 0.4467 ACRE PARCEL OF LAND recorded in Clerk's File RP-2018-4035, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the J. DONNELLY SURVEY, A-233, J.B. MCCRE SURVEY, A-554 AND ELIZABETH SMITH SURVEY, A-70 Borrower: MITZI MOORE Address: 23803 PIN OAK LN., SPRING, TX 77389 GF No. 20-494604-WW

**LAND TITLE SURVEY**

JOB NO.:	2007020853	NO.	REVISION	DATE
DATE:	07/06/20			
DRAWN BY:	IM			
APPROVED BY:	DMC			



SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 6526, PAGE 4, DEED RECORDS, HARRIS COUNTY, TEXAS VOLUME 6609, PAGE 72, DEED RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. G443609, REAL PROPERTY, 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

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 4733

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

60' R.O.W.)