

5.010 Acres (218,236 Square Feet)
 William Bryan Survey, Abstract Number 108
 Montgomery County, Texas

BEING a 5.010 acre (218,236 Sq. Ft.) tract (AKA Lot 11), being that same Tract or Parcel of land being recorded under Clerks File Number 8036208, of the Map Records, Montgomery County, Texas, said tract being in the William Bryan Survey, Abstract Number 108, Montgomery County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for corner, said corner being the southeast corner of a called 5.110 acre tract (AKA Lot 15), as recorded in Clerks File Number 2011090698, Montgomery County, Texas, said corner also being the southwest corner of a called 5.000 acre tract (AKA Lot 10), as recorded in Volume 1036, Page 794, of the Deed Records of Montgomery County, Texas;

THENCE, N 01° 38' 10" W, along the east line of said called 5.110 acre tract (AKA Lot 15) and the west line of said called 5.00 acre tract (AKA Lot 10), a distance of 70.14 feet to an angle point for corner;

THENCE, N 02° 04' 06" W, continuing along said common line of 5.110 acre tract and 5.00 acre tract, a distance of 308.95 feet to a point for corner, said corner being the northwest corner of said called 5.000 acre tract (AKA Lot 10), said corner also being on the east line of a called 5.110 acre tract (AKA Lot 16), as recorded under Clerks File Number 795-00-0164, Montgomery County, Texas, said corner also being the POINT OF BEGINNING and southwest corner of the herein described tract, from which a 5/8-inch iron rod found bears: N 58° 22' 47" E, 1.26 feet;

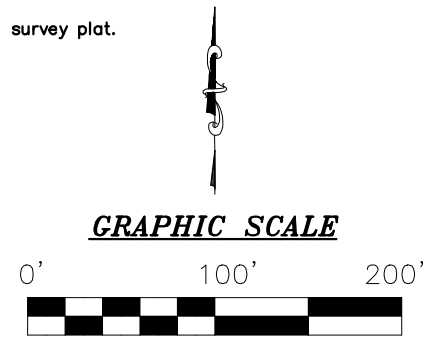
THENCE, N 02° 04' 06" W, along the east line of said called 5.110 acre tract (AKA Lot 16) and the west line of the herein described tract, a distance of 382.62 feet to 5/8-inch iron rod found for corner, said corner being the southwest corner of a called 6.84 acre tract (AKA Lot 12), as recorded in Clerks File Number 7724453, Montgomery County, Texas, and being the northwest corner of the herein described tract;

THENCE, N 88° 07' 52" E, along the south line of said called 6.84 acre tract (AKA Lot 12), and the north line of the herein described tract, a distance of 568.33 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being on the west line of a called 7.151 acre tract (AKA Lot 13), as recorded under Volume 1036, Page 804, of the Deed Records of Montgomery County, Texas, said corner also being the northeast corner of the herein described tract;

THENCE, S 02° 40' 50" E, along the west line of said called 7.151 acre tract (AKA Lot 13), and the east line of the herein described tract, a distance of 382.66 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the northeast corner of the aforesaid 5.000 acre tract (AKA Lot 10), said corner also being the southeast corner of the herein described tract;

THENCE, S 88° 07' 52" W, along the north line of said called 5.000 acre tract (AKA Lot 10) and the south line of the herein described tract, a distance of 572.42 feet to the POINT OF BEGINNING and CONTAINING (218,236 Sq. Ft.) or 5.010 acres of land.

This metes and bounds description was made in conjunction with a survey plat.
 C. Paul Jones, Sr. RPLS
 Overland Surveyor's Consortium, Inc.
 May 10, 2021
 Job Number 2104025867



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

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

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 21-01-8236 ISSUED ON 04/09/21.

BASIS OF BEARING, TEXAS CENTRAL NAD 83.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
 FIRM: 48339C PANEL: 0375 G
 REV. DATE: 08/18/2014
 ZONE: "AE"

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, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to MOMENTUM TITLE, LLC and 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 5.010 ACRE PARCEL OF LAND recorded in Clerk's File 8036208, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the WILLIAM BRYAN SURVEY, A-108
 Borrower: ROD STRICKLAND
 Address: 9577 PALMETTO RD., MONTGOMERY, TX 77354 GF No. 21-01-8236

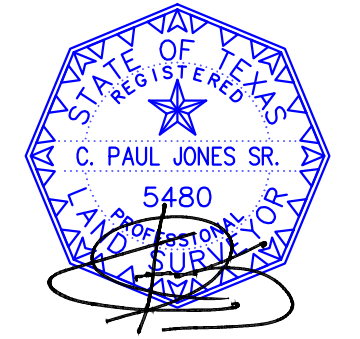
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. 8036208, OFFICIAL RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO. 8255842, OFFICIAL RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2104025867	NO.:		REVISION	DATE
DATE:	05/08/21				
DRAWN BY:	FR/IM				
APPROVED BY:	CPJ				



FIRM REGISTRATION NO. 10190700
C. PAUL JONES SR., R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5480
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

PALMETTO RD.
 (60' R.O.W.-PER PLAT)
 (A.K.A. PAL METTA LN./PALMETTO)