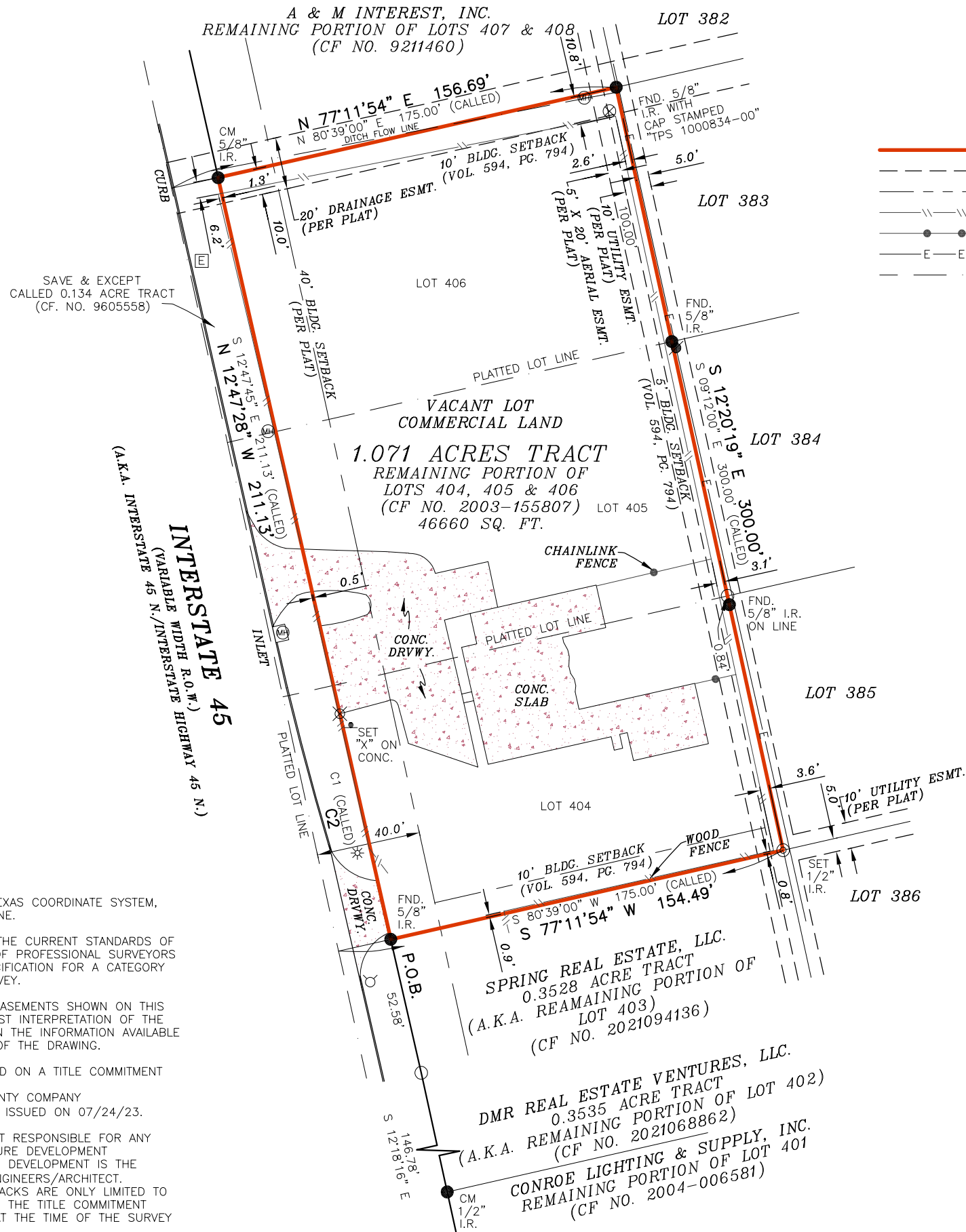


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	23108.31'	88.62'	88.62'	S 12°41'09" E	00°13'11"
C2	23108.31'	88.86'	88.86'	N 12°40'59" W	00°13'13"



SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

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 OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 23-1734-MS ISSUED ON 07/24/23.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- SET "X" ON CONCRETE
- PROPERTY CORNER
- FOUND IRON ROD
- CABLE PEDESTAL
- POWER POLE
- LIGHT POLE
- ELECTRIC BOX
- FIRE HYDRANT
- SIGN
- MANHOLE
- CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48339C PANEL: 0540 H
REV. DATE: 08/18/2014
ZONE: "X & SHADED 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.

Being a 1.071 acre tract of land located in the Charles Eisterwall Survey, A-191, Montgomery County, Texas; said 1.071 acre tract being the remainder of Lots 404, 405 & 406, of Oak Ridge North a subdivision recorded in Volume 7, Page 237, of the Map Records of Montgomery County (M.R.M.C.), Texas, said 1.071 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, Central Zone);

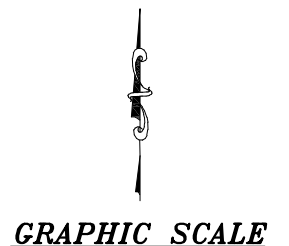
BEGINNING at 5/8-inch iron rod found on the present northeast right-of-way line of Interstate 45 N. for the southeast corner of a called 0.134-acre tract of land for the expansion of Interstate 45 N recorded in Clerk's File Number 9605558 of the Official Public Records of Real Property, Montgomery County (O.P.R.P.M.C.), Texas, for the south corner of herein described tract, and the west corner of a called 0.3528 acre tract described in a deed to Spring Real Estate, LLC, in Clerk's File Number 2021094136 of the O.P.R.M.C., being on the common line of Lots 404 & 403 of said subdivision, for the beginning of a non-tangent curve to the left;

THENCE, 88.86 feet along the arc of said curve to the left, said curve having a radius of 23,108.31 feet, a central angle of 00°13'13" and a chord bearing North 12 degrees 40 minutes 59 seconds West, a distance of 88.86 feet, with the southwest line of herein described tract, the northeast line of said 0.134-acre tract, and the present northeast right-of-way line of said Interstate 45 N., to an "X" set in concrete;

THENCE, North 12 degrees 47 minutes 28 seconds West, a distance of 211.13 feet, continuing with the southwest line of herein described tract, the northeast line of said 0.134-acre tract, and the present northeast right-of-way line of said Interstate 45 N., to a 5/8-inch iron rod found for the northwest corner of herein described tract and the northeast corner of said 0.134-acre tract, being on the common line of said Lots 406 and 407 of said Oak Ridge North; THENCE, North 77 degrees 11 minutes 54 seconds East, a distance of 156.69 feet, with the common line of said Lots 406 & 407, to a 5/8-inch iron rod with cap stamped "TPS 1000834-00" found for the common corner of Lots 406, 407, 382 & 383 of said subdivision;

THENCE, South 12 degrees 20 minutes 19 seconds East, a distance of 300.00 feet, with the northeast line of said Lots 406, 405 & 404, and the southwest line of Lots 383, 384 & 385, of said subdivision, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of herein described tract, and the north corner of said 0.3528 acre tract, being the common corner of Lots 404, 403, 385 & 386, of said subdivision;

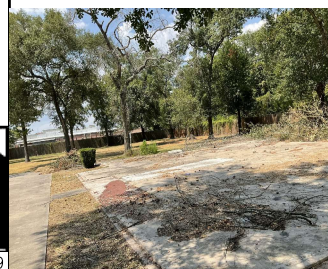
THENCE, South 77 degrees 11 minutes 54 seconds West, a distance of 154.49 feet, with the common line of said Lots 404 & 403, to the POINT OF BEGINNING and containing 1.071 acres of land.



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STEWART TITLE OF MONTGOMERY COUNTY, INC. and NSR CONSULTANTS, 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 1.071 ACRES PARCEL OF LAND recorded in Clerk's File 2003-155807, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the CHARLES EISTERWALL SURVEY, A-191
Borrower/Owner: _____
Address: 26410 INTERSTATE 45 N., SPRING, TEXAS 77386 GF No. 23-1734-MS

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 7, PAGE 237, MAP RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 594, PAGE 794, DEED RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NOS. 8947945, 8955037, 9012244, 9035537, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2307040580	NO.	REVISION	DATE
DATE:	08/01/23			
DRAWN BY:	CP/AF			
APPROVED BY:	LJD			



FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
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Overland Consortium Inc.
Surveyors

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

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209