

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	441.30'	49.80'	49.77'	S 12°11'29" E	06°27'57"
C2	441.30'	49.80'	49.77'	S 15°25'15" E	06°27'57"

LINE	BEARING	DISTANCE
L1	S 15°26'00" E	6.00'
L2	S 15°26'00" E	50.30'
L3	N 15°26'00" W	100.00'
L4	N 15°26'00" W	6.00'

METES AND BOUNDS
0.49 ACRE PARCEL
LOCATED IN THE
W. ALLEN SURVEY,
ABSTRACT 2,
MONTGOMERY COUNTY, TEXAS

Being a 0.49 acre parcel of land situated in the W. Allen Survey, Abstract 2, Montgomery County, Texas, and consisting of Lot 51 and the southern 6 feet of Lot 50 of Medade Estates, Section 2 as recorded in Cabinet A, Sheet 43A of the Map Records of Montgomery County, and being the same property as described in deed recorded in Montgomery County Clerk's File 2011060064, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the western right of way of Memorial Lane (60' R.O.W.) for the northeast corner of Lot 35, the southeast corner of Lot 51, and the southeast corner of the herein described parcel;

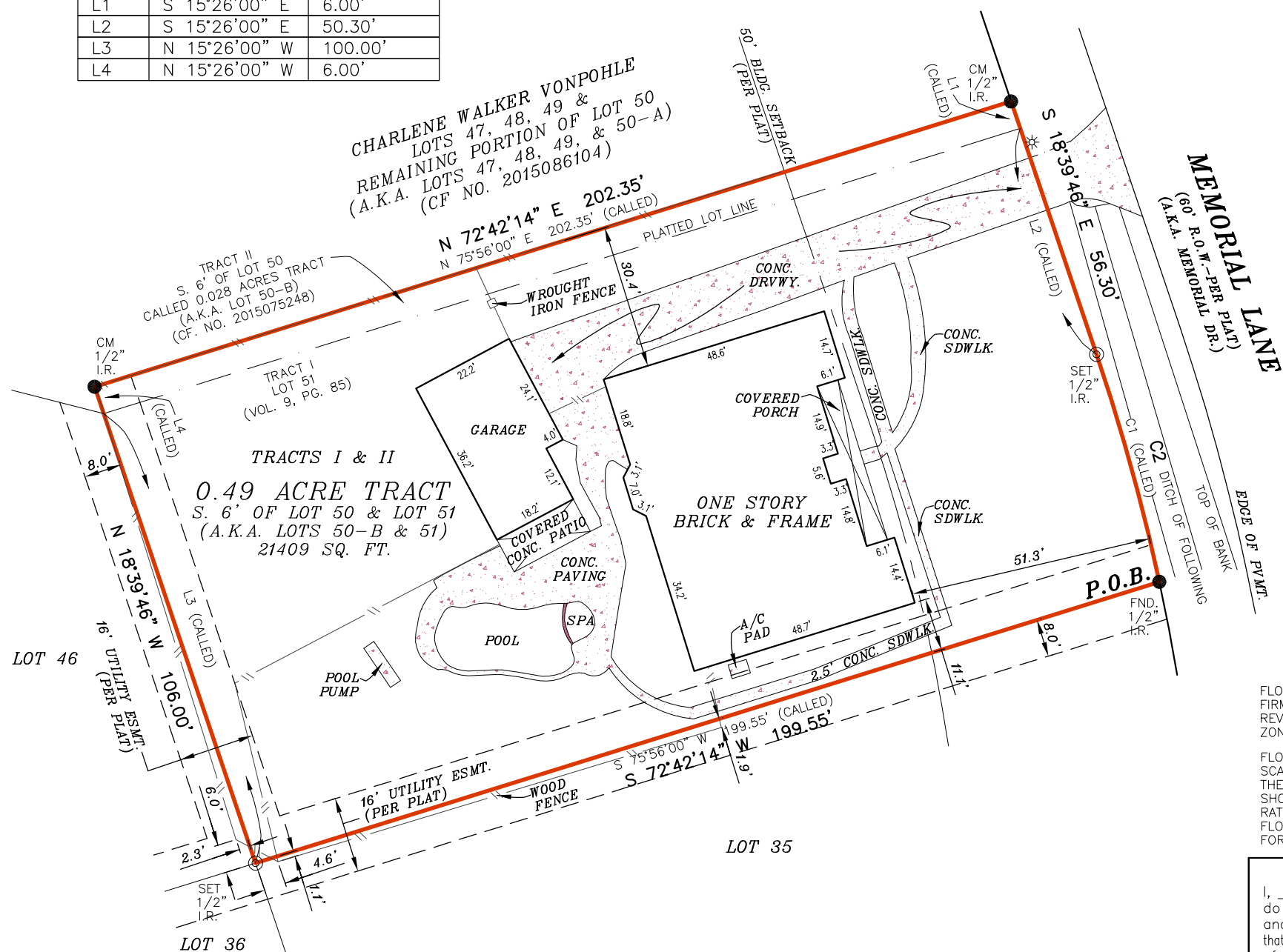
THENCE, South 72° 42' 14" West, a distance of 199.55 feet along the northern line of Lot 35 to a 1/2" iron rod set with plastic cap for the northwest corner of Lot 35, the northeast corner of Lot 36, the southeast corner of Lot 46, the southwest corner of Lot 51, and marking the southwest corner of the herein described parcel;

THENCE, North 18° 39' 46" West, a distance of 106.00 feet along the eastern line of the eastern line of Lot 46 to a 1/2" iron rod found marking the northwest corner of the herein described parcel;

THENCE, North 72° 42' 14" East, a distance of 202.35 feet along the southern line of the Vonphohle tract as described in M.C.C.F. 2015086104 to a 1/2" iron rod found in the western right of way of Memorial Lane for the southeast corner of the Vonphohle tract, and marking the northeast corner of the herein described parcel;

THENCE, South 18° 39' 46" East, a distance of 56.30 feet along the western right of way of Memorial 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 Memorial Lane and a curve to the right having a radius of 441.30 feet, an arc length of 49.80 feet, and a chord bearing South 15° 25' 15" East, a distance of 49.77 feet along the western right of way of Memorial Lane back to the **POINT OF BEGINNING** and containing 0.49 acres of land.



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- LIGHT POLE
- CONTROL MONUMENT

GRAPHIC SCALE



FLOOD INFORMATION
FIRM: 48339C PANEL: 0360 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.

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 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 FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. KD-006976-2 ISSUED ON 07/07/22.

BASIS OF BEARING, TEXAS CENTRAL NAD 83.

THERE EXIST A EASEMENT AS RECORDED IN CLERK'S FILE NO. 9611061, MONTGOMERY COUNTY, TEXAS.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SUPERIOR ABSTRACT AND TITLE, LLC and WILDCAT LENDING FUND ONE, LP

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 0.49 ACRE PARCEL OF LAND recorded in Clerk's File SEE ABOVE, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the WILLIAM S. ALLEN SURVEY, A-2
Borrower/Owner: KIRST CONSULTING LLC
Address: 1568 MEMORIAL DR., CONROE, TX 77304 GF No. KD-006976-2

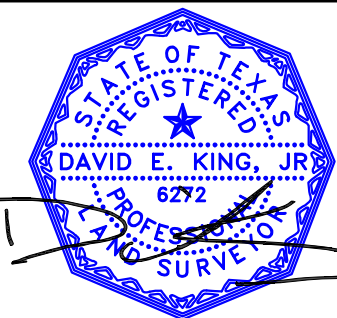
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9, PAGE 85, MAP AND PLAT RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 786, PAGE 565, DEED RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO(S). 8121212, 2007100263, 2012069784, 2012069786, 2013026248, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2207035587	NO.	REVISION	DATE
DATE:	07/18/22			
DRAWN BY:	RH/DBT			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700
DAVID E. KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272
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Overland Consortium Inc.
Surveyors

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