

**HOUSE DETAIL**  
SCALE: 1" = 20'

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

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 AMERICAN TITLE COMPANY OF HOUSTON OF NO. 3016922-03481 ISSUED ON 10/07/22.

**FLOOD INFORMATION**  
FIRM: 48339C PANEL: 0275 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.

Being a 2.000 acre tract of land located in the Orson Shaw Survey, A-505, Montgomery County, Texas; said 2.000 acre tract out of a called 229.386 acre tract, described in Volume 780, page 499, of the Deed Records of Montgomery County, (D.R.M.C) Texas, and being all of a called 2.00 acre tract (A.K.A. Lot 111), described in Clerk's File Number 8921337 of the Official Public Records of Real Property, Montgomery County, (O.P.R.R.P.M.C) Texas, said 2.000 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) Central Zone, per GPS observations);

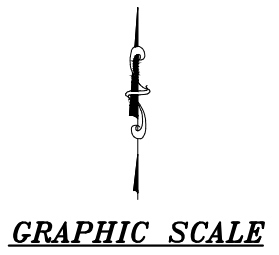
**BEGINNING** at 1/2-inch iron rod found for the north corner of said Lot 111 and the west corner of Lot 110 described in a deed to Charles Flowers & Ida Flowers, as recorded in Clerk's File Number 2015018053 of the O.P.R.R.P.M.C., and being on the southeast right-of-way line of Newton Circle (60 feet wide);

**THENCE**, South 48 degrees 49 minutes 27 seconds East, a distance of 512.20 feet, with the common line of said Lot 111 and said Lot 110, to a 1/2-inch iron rod with cap stamped "OSC" set for the common east corner of said Lot 111 and said Lot 110, and the common west corner of a called 2.00-acre tract (A.K.A. Lot 71), described in a deed to Bobby Joe Finley & Crystal Michelle Finley, in Clerk's File Number 2013039399, and a called 2.00-acre tract (A.K.A. Lot 70) described in a deed to Roy N. McKean & Jennifer L. McKean, in Clerk's File Number 9108405 both of the O.P.R.R.P.M.C.;

**THENCE**, South 41 degrees 49 minutes 28 seconds West, a distance of 170.10 feet, with the common line of said Lot 111 and said Lot 70, to a 1/2-inch iron rod with cap stamped "OSC" set for the common corner of said Lot 111, said Lot 70, a called 1.00-acre tract (A.K.A. Lot 67) described in a deed to Susan Marie Schronk in Clerk's File Number 9880556, and a called 1.00-acre tract (A.K.A. Lot 66), described in a deed to Susan Marie Schronk as in Clerk's File Number 9880556 both of the O.P.R.R.P.M.C.;

**THENCE**, North 48 degrees 49 minutes 27 seconds West, a distance of 512.20 feet, with the southwest line of said Lot 111, the northeast line of said 1.00-acre tract (A.K.A. Lot 66), the northeast line of a called 1.00-acre tract (A.K.A. Lot 65), described in a deed to Juan Garcia in Clerk's File Number 2001-107573, the northeast line of a called 1.000-acre tract (A.K.A. Lot 64), described in a deed to Linda Snider in Clerk's File Number 2009061476, all of the O.P.R.R.P.M.C., to a 1/2-inch iron rod found for the common west corner of said Lot 111 and said Lot 64, and being on the southeast right-of-way line of aforesaid Newton Circle;

**THENCE**, North 41 degrees 49 minutes 28 seconds East, a distance of 170.10 feet, with the northwest line of said Lot 111 and the southeast right-of-way line of said Newton Circle, to the **POINT OF BEGINNING** and containing 2.000 acres of land.



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- CABLE PEDESTAL
- POWER POLE
- GUY ANCHOR
- CONTROL MONUMENT

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and REDDOOR FUNDING 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 2.00 ACRE PARCEL OF LAND recorded in Clerk's File 8921337, of the Map/Deed and Plat Records of MONTGOMERY County, Texas. located in the ORSON SHAW SURVEY, A-505 Borrower/Owner: DANA ZEBEAU TAYLOR Address: 10538 NEWTON CIR., CONROE, TX 77303 GF No. 3016922-03481

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1109, PAGE 814, DEED RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NOS. 8710497, 8921337, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

JOB NO.:	2210037037	NO.	REVISION	DATE
DATE:	10/14/22	1	ADJOINER REF.	10/19/22
DRAWN BY:	SA/DBT			
APPROVED BY:	LJD			



FIRM REGISTRATION NO. 10190700  
LUTHER J. DALY, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6150  
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

**Overland Consortium Inc.**  
**Surveyors**

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

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

County: Montgomery  
Job No.: 2210037037

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Luther J. Daly  
Registered Professional Land Surveyor  
Texas Registration No. 6150

10/18/2022

