

LINE	BEARING	DISTANCE
L1	S 85°29'16" W	147.32'
L2	N 85°29'42" E	116.82'

ROBERT C. ELLIS & LAURA A. ELLIS
"TRACT 2"
2.5836 ACRES TRACT
(CF NO. 9416578)

ROBERT C. ELLIS & LAURA A. ELLIS
"TRACT 1"
1.0 ACRE TRACT
(CF NO. 9416578)

KENDRA C. POSTER
0.997 ACRE TRACT
(A.K.A. TR. 3-H)
(CF NO. 2023036578)

JAMIE BALETTE
TRACT 3H-2)
0.997 AC (TRACT 2)
(CF NO. 2016108143)

RICHARD N. KROBOT
0.9974 ACRE TRACT
(A.K.A. TR. 3H-1)
(CF NO. 2022096114)

BRANDON CLINT OLIVER,
LINDA K. OLIVER,
JACKIE P. OLIVER &
PAUL MICHAEL OLIVER
TRACT 2
1.0 ACRE TRACT
(A.K.A. TR. 3-E)
(CF NO. 2011022519)

BRANDON CLINT OLIVER,
LINDA K. OLIVER,
JACKIE P. OLIVER &
PAUL MICHAEL OLIVER
TRACT 1
1.0 ACRE TRACT
(A.K.A. TR. 3-D)
(CF NO. 2011022519)

TRACY JOHNSON &
JESSE LAND
1.0 ACRE TRACT
(A.K.A. TR. 3-C)
(CF NO. 2016017880)

FND. 1" METAL
PIPE BEARS
N 44°29'22" E
1.52'

FND. 5/8"
I.R. WITH
CAP STAMPED
JEFF MOON RPLS. 4639"

BAILEY GROVE ROAD
(UNKNOWN R.O.W.)

N 03°18'22" W 584.39'
W. FARM TO MARKET 1097

DOROTHY F. DAVIS
TRACT 3-F)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WIRE FENCE
- OVERHEAD ELECTRIC
- SET 1 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- POWER POST
- CONTROL MONUMENT

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.

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

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS, FUTURE DEVELOPMENT, 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.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (F.N. KD-007792) ISSUED ON 06/30/23.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0200 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.

I, **LUTHER J. DALY**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIRST AMERICAN TITLE INSURANCE COMPANY**

that the above map is true and correct according to an actual field survey, made by me or under my supervision, and 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 3.227 ACRES PARCEL OF LAND** located in the **SE ABOVE** of the Map/Deed and Plat Records of **MONTGOMERY** County, Texas.
Borrower/Owner: **JOHN MOOD SURVEY, A-604 DELAMAR PROPERTIES, LLC**
Address: **24954 BAILEY GROVE RD., MONTGOMERY, TEXAS 77356** GF No. **KD-007792**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Being a 3.227-acre tract of land located in the John Wood Survey, A-604, Montgomery County, Texas, said 3.227-acre tract being the remainder of a 10.914-acre (Lot 2) partition from a cited 50.97-acre tract (A.K.A. Tract 3-E), as shown on the plat recorded in 1970, said 3.227-acre tract being more particularly described by metes and bounds as follows (bearing references to the same as shown on the plat recorded in South Central Zone):

REMAINING at the most southerly southeast corner of herein described tract and the southeast corner of a called 1.0-acre tract (A.K.A. Tract 3-O), described in a deed to Tracy Johnson, Jesse Land, recorded in 1970, said 3.227-acre tract being more particularly described by metes and bounds as follows (bearing references to the same as shown on the plat recorded in South Central Zone):

THE N.C. NORTH 03 DEGREES 13 MINUTES 40 SECONDS WEST, a distance of 1707.24 feet, to the north line of south Tract 3-C;

THE N.C. SOUTH 85 DEGREES 20 MINUTES 41 SECONDS WEST, a distance of 246.01 feet, with the north line of said Tract 3-C, to a 1 1/2-inch iron rod found for the tract and the southeast corner of a called 1.0-acre tract (A.K.A. Tract 3-E), described in a deed to Brandon Clint Oliver, Linda K. Oliver, Jackie P. Oliver & Paul Michael Oliver, recorded in 2011, said 1.0-acre tract being on the north right-of-way line of Bailey Grove Road (as occupied);

THE N.C. WEST, a distance of 159.61 feet, to a 2-inch metal pipe for the most southerly northwest corner of herein described tract and the southeast corner of south Tract 3-E, and being on the south line of a called 0.9974-acre tract (A.K.A. Tract 3H-1), described in a deed to Jamie Balette, dated 2016, Clerk's File Number 2022096114 of the O.P.R.M.C.;

THE N.C. WEST, a distance of 116.82 feet, to a 1 1/2-inch iron rod found for an interior corner of herein described tract and the southeast corner of said Tract 3H-1;

THE N.C. NORTH 03 DEGREES 44 MINUTES 54 SECONDS WEST, a distance of 183.58 feet, with the west line of said Tract 3H-1, and the east line of a called 0.997-acre tract (Tract 2) (A.K.A. Tract 3H-2), described in a deed to Dorothy F. Davis, per Montgomery County Appraisal District ID Number R06578 for the northeast corner of said 1.0-acre tract (Robert C. Ellis & Laura A. Ellis);

THE N.C. SOUTH 02 DEGREES 20 MINUTES 51 SECONDS EAST, a distance of 513.69 feet, with the east line of herein described tract common to the west line of a called 1.0-acre tract (Jeff Moon) found on the north right-of-way line of said Bailey Grove Road for the common south corner of herein described tract and said Tract 3-F;

THE N.C. SOUTH 85 DEGREES 29 MINUTES 16 SECONDS WEST, a distance of 246.01 feet, with the west line of herein described tract, to the northeast corner of the north right-of-way line of said Bailey Grove Road, to the POINT OF BEGINNING and containing 3.227 acres of land.

THE N.C. NORTH 03 DEGREES 13 MINUTES 40 SECONDS WEST, a distance of 1707.24 feet, to the north line of south Tract 3-C;

THE N.C. SOUTH 85 DEGREES 20 MINUTES 41 SECONDS WEST, a distance of 246.01 feet, with the north line of said Tract 3-C, to a 1 1/2-inch iron rod found for the tract and the southeast corner of a called 1.0-acre tract (A.K.A. Tract 3-E), described in a deed to Brandon Clint Oliver, Linda K. Oliver, Jackie P. Oliver & Paul Michael Oliver, recorded in 2011, said 1.0-acre tract being on the north right-of-way line of Bailey Grove Road (as occupied);

THE N.C. WEST, a distance of 159.61 feet, to a 2-inch metal pipe for the most southerly northwest corner of herein described tract and the southeast corner of south Tract 3-E, and being on the south line of a called 0.9974-acre tract (A.K.A. Tract 3H-1), described in a deed to Jamie Balette, dated 2016, Clerk's File Number 2022096114 of the O.P.R.M.C.;

THE N.C. WEST, a distance of 116.82 feet, to a 1 1/2-inch iron rod found for an interior corner of herein described tract and the southeast corner of said Tract 3H-1;

THE N.C. NORTH 03 DEGREES 44 MINUTES 54 SECONDS WEST, a distance of 183.58 feet, with the west line of said Tract 3H-1, and the east line of a called 0.997-acre tract (Tract 2) (A.K.A. Tract 3H-2), described in a deed to Dorothy F. Davis, per Montgomery County Appraisal District ID Number R06578 for the northeast corner of said 1.0-acre tract (Robert C. Ellis & Laura A. Ellis);

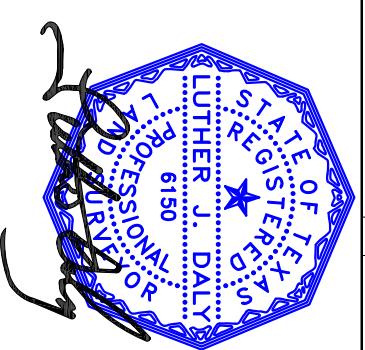
THE N.C. SOUTH 02 DEGREES 20 MINUTES 51 SECONDS EAST, a distance of 513.69 feet, with the east line of herein described tract common to the west line of a called 1.0-acre tract (Jeff Moon) found on the north right-of-way line of said Bailey Grove Road for the common south corner of herein described tract and said Tract 3-F;

THE N.C. SOUTH 85 DEGREES 29 MINUTES 16 SECONDS WEST, a distance of 246.01 feet, with the west line of herein described tract, to the northeast corner of the north right-of-way line of said Bailey Grove Road, to the POINT OF BEGINNING and containing 3.227 acres of land.



LAND TITLE SURVEY

JOB NO.:	2306039789	NO.:	REVISION:	DATE:
DATE:	06/14/23			
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



County: Montgomery
Job No.: 2306039789

Being a 3.227 acre tract of land located in the John Wood Survey, A-604, Montgomery County, Texas; said 3.227 acre tract being the remainder of a 10.194-acre (Lot 2) partition from a called 50.97-acre tract, in Cause No. 24314, Judgement Dated July 8, 1970; said 3.227 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at the most southerly southwest corner of herein described tract and the southeast corner of a called 1.0-acre tract (A.K.A. Tract 3-C), described in a deed to Tracy Johnson & Jesse Land, recorded in Clerk's File Number 2016017880 of the Official Public Records, Montgomery County (O.P.R.M.C.), and being on the north right-of-way line of Bailey Grove Road (as occupied);

THENCE, North 03 degrees 13 minutes 40 seconds West, a distance of 170.47 feet, with the east line of said Tract 3-C, to a 1/2-inch iron rod found for the northeast corner of said Tract 3-C;

THENCE, South 85 degrees 20 minutes 41 seconds West, a distance of 246.01 feet, with the north line of said Tract 3-C, to a 1/2-inch iron rod found for the most northerly southwest corner of herein described tract and the southeast corner of a called 1.0-acre tract (A.K.A. Tract 3-E), described in a deed to Brandon Clint Oliver, Linda K. Oliver, Jackie P. Oliver & Paul Michael Oliver, recorded in Clerk's File Number 2011022519 of the O.P.R.M.C.;

THENCE, North 03 degrees 03 minutes 02 seconds West, a distance of 159.61 feet, to a 2-inch metal pipe for the most southerly northwest corner of herein described tract and the northeast corner of said Tract 3-E, and being on the south line of a called 0.9974 acre tract (A.K.A. Tract 3H-1), described in a deed to Richard N. Krobot, recorded in Clerk's File Number 2022096114 of the O.P.R.M.C.;

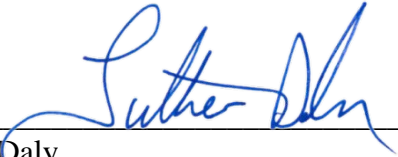
THENCE, North 85 degrees 29 minutes 42 seconds East, a distance of 116.82 feet, to a 1/2-inch iron rod found for an interior corner of herein described tract and the southeast corner of said Tract 3H-1;

THENCE, North 03 degrees 44 minutes 54 seconds West, a distance of 183.58 feet, with the west line of the herein described tract, the east line of said Tract 3H-1, and the east line of a called 0.997-acre tract (Tract 2) (A.K.A. Tract 3H-2), described in a deed to Jaime Balette, recorded in Clerk's File Number 2016108143 of the O.P.R.R.P.M.C., to the most northerly northwest corner of herein described tract, and the southwest corner of a called 1.0-acre tract described in a deed to Robert C. Ellis & Laura A. Ellis recorded under Clerk's File Number 9416578 of the O.P.R.R.P.M.C. from which a fence post bears S02°48'55"W, 0.62';

THENCE, North 85 degrees 24 minutes 30 seconds East, a distance of 285.58 feet, with the north line of herein described tract and the south line of said 1.0-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set on the west line of Tract 3-F, in the name of Dorothy F. Davis, per Montgomery County Appraisal District ID Number R56378 for the northeast corner of herein described tract, and the southeast corner of said 1.0-acre tract (Robert C. Ellis & Laura A. Ellis);

THENCE, South 02 degrees 20 minutes 51 seconds East, a distance of 513.69 feet, with the east line of herein described tract common to the west line of said Tract 3-F, to a 5/8-inch iron rod with cap stamped (Jeff Moon) found on the north right-of-way line of said Bailey Grove Road for the common south corner of herein described tract and said Tract 3-F;

THENCE, South 85 degrees 29 minutes 16 seconds West, a distance of 147.32 feet, with the most southerly south line of herein described tract and the north right-of-way line of said Bailey Grove Road, to the **POINT OF BEGINNING** and containing 3.227 acres of land.



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

07/06/23

