

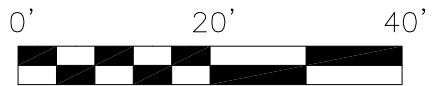
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- OVERHEAD ELECTRIC
- SET 5/8" IRON ROD WITH CAP
- FOUND IRON ROD
- POWER POLE
- CONTROL MONUMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	660.00'	103.58'	---	---	---
C2	660.00'	103.58'	103.47'	N 31°21'30" W	08°59'31"

GRAPHIC SCALE



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

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.

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

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY
GF NO. 3080923-01232 ISSUED ON 05/10/23.

THERE EXIST EASEMENTS AS RECORDED IN VOLUME 720, PAGE 282, DEED RECORDS & CLERK'S FILE NO. 2001022137, MONTGOMERY COUNTY, TEXAS (DOES NOT APPEAR TO AFFECT TRACT).

SAM HOUSTON ELECTRIC COOPERATIVE 10' EASEMENT RECORDED IN CF 2004096754, MONTGOMERY COUNTY, TEXAS, TO BE CENTERED ON ELECTRICAL DISTRIBUTION LINES WHEN CONSTRUCTED.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0250 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.

Being a 0.2427 acre tract of land located in the Jose Maria De La Garza Survey, A-15, Montgomery County, Texas; said 0.2427 acre tract being all of Lot 548, Block 43, Royal Forest, Section Two (unrecorded) and being conveyed in Clerk's File Number 2006138053 and described as a 10,573 sq. ft. tract in Clerk's File Number 8258625, both of the Official Public Records of Real Property, Montgomery County (O.P.R.R.P.M.C.); said 0.2427 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, Central Zone);

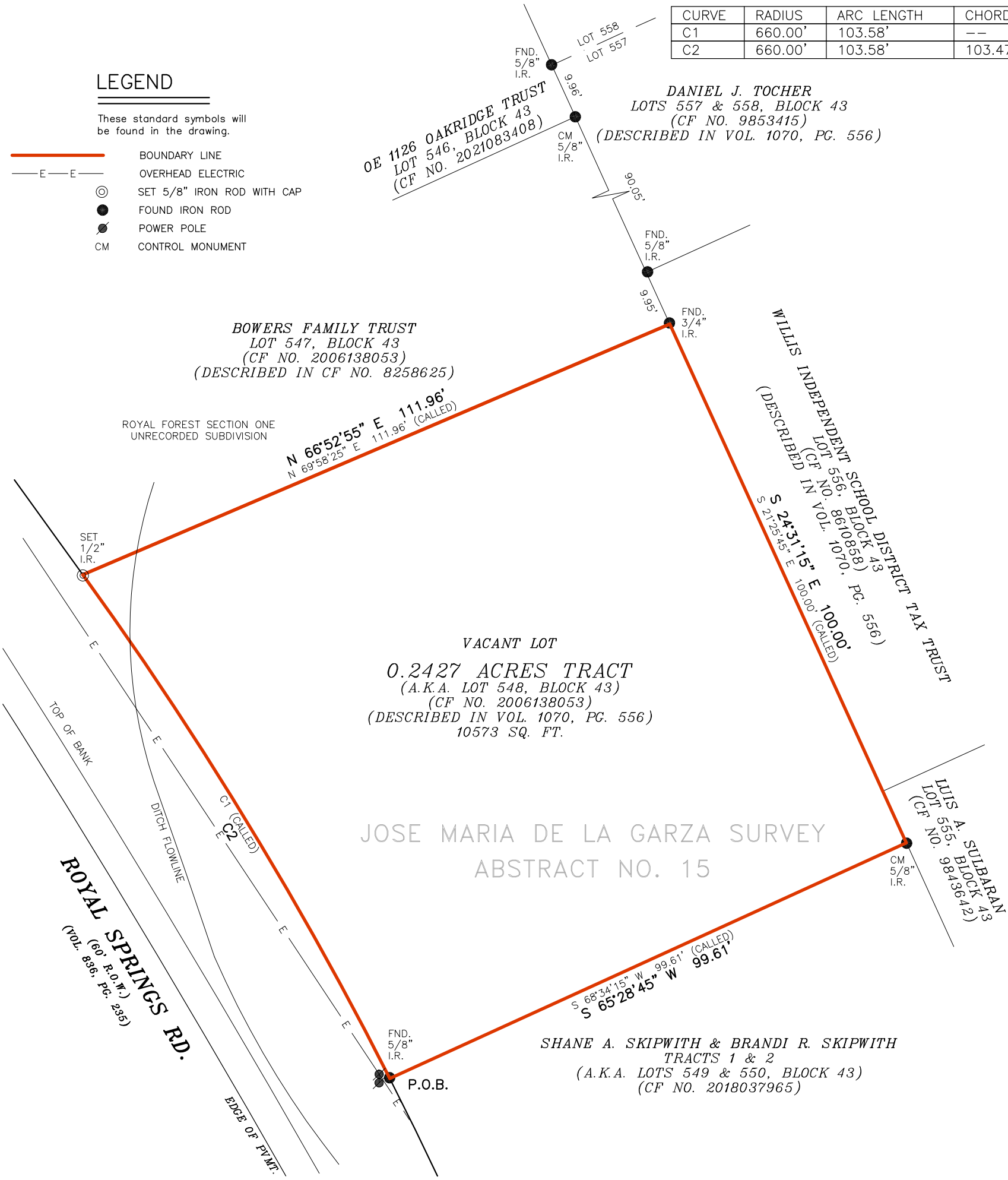
BEGINNING at 5/8-inch iron rod found on the northeast right-of-way line of Royal Springs Rd. (called 60 feet wide) for the south corner of said Lot 548 and the west corner of Lot 549, Block 43, of said unrecorded subdivision being described in Clerk's File Number 2018037965 of the O.P.R.R.P.M.C. and the beginning of a non-tangent curve to the left;

THENCE, 103.58 feet along the arc of said curve to the left, said curve having a radius of 660.00 feet, a central angle of 08°59'31" and a chord bearing North 31 degrees 21 minutes 30 seconds West, a distance of 103.47 feet, along the common line of said Lot 548 and said northeast right-of-way line, to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said Lot 548 and said 547 of said subdivision;

THENCE, North 66 degrees 52 minutes 55 seconds East, a distance of 111.96 feet, with the common line of said Lot 547 and 548, to a 3/4-inch iron rod found for the common east corner of said Lot 548 and 547, on the southwest line of Lot 556, Block 43, described in a deed to Willis Independent School District in Trust, in Clerk's File Number 8610858 of the O.P.R.R.P.M.C.;

THENCE, South 24 degrees 31 minutes 15 seconds East, a distance of 100.00 feet, with the northeast line of said Lot 548, and the southeast line of said Lot 556 and Lot 555 described in Clerk's File Number 9843642 of the O.P.R.R.P.M.C., to a 5/8-inch iron rod found for the common east corner of said Lot 548 and 549;

THENCE, South 65 degrees 28 minutes 45 seconds West, a distance of 99.61 feet, with the common line of said Lot 548 and 549, to the **POINT OF BEGINNING** and containing 0.2427 acres of land.



JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 15

VACANT LOT
0.2427 ACRES TRACT
(A.K.A. LOT 548, BLOCK 43)
(CF NO. 2006138053)
(DESCRIBED IN VOL. 1070, PG. 556)
10573 SQ. FT.

SHANE A. SKIPWITH & BRANDI R. SKIPWITH
TRACTS 1 & 2
(A.K.A. LOTS 549 & 550, BLOCK 43)
(CF NO. 2018037965)

DANIEL J. TOCHER
LOTS 557 & 558, BLOCK 43
(CF NO. 9853415)
(DESCRIBED IN VOL. 1070, PG. 556)

WILLIS INDEPENDENT SCHOOL DISTRICT TAX TRUST
(DESCRIBED IN VOL. 8610858, PG. 556)

WILLIS A. SULLIVAN
LOT 549, BLOCK 43
(CF NO. 8610858, PG. 556)

BOWERS FAMILY TRUST
LOT 547, BLOCK 43
(CF NO. 2006138053)
(DESCRIBED IN CF NO. 8258625)

ROYAL FOREST SECTION ONE
UNRECORDED SUBDIVISION

ROYAL SPRINGS RD.
(60' R.O.W.)
(VOL. 836, PG. 239)

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and TEXAS RE INVESTMENTS 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 0.24 ACRE PARCEL OF LAND recorded in Clerk's File 2006138053, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the JOSE MARIA DE LA GARZA SURVEY, A-15
Borrower/Owner: TEXAS RE INVESTMENTS
Address: LOT 548, ROYAL SPRINGS, CONROE, TEXAS 77303 GF No. 3080923-01232

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOL./PG. 922/451, 922/464, 924/608, 983/453, 983/473, 983/479, 836/235, DEED RECORDS, MONTGOMERY COUNTY, TEXAS (CLERK'S FILE NO(S). 8727023, THROUGH 8727027, 8735408, 9109848, THROUGH 9109854, 2006081412, 2006081413, 2007005182, 2007113142, 2007138357, 2008087646, 2009025226, 2009028756, 2010093386, 2010093387, 2011109987, THROUGH 201109998, 2012095211, 2012095212, 2012124843, 2013123037, 2013123038, 2015009774, 2015015683, 2015016801, 2015019960, 2016066669, 2016066726, 2017008732, 2017011355, 2018011090, 2018016731, 201907502, 2019081770, 2019097973, 2019097974, 2019103813, 2020025279, 2020033367, 202114312, 2021150751, 2021139919, 2021132553, 2023010320, 2023025316, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2305039470	NO.	REVISION	DATE
DATE:	05/26/23			
DRAWN BY:	HP/FR/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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