

LEGEND

These standard symbols will be found in the drawing.

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

METES AND BOUNDS
10.34 ACRE PARCEL
LOCATED IN THE
W. KIBBE SURVEY,
ABSTRACT 303,
MONTGOMERY COUNTY, TEXAS

Being a 10.34 acre parcel of land situated in the W. Kibbe Survey, Abstract 303, Montgomery County, Texas, and being the same property as described in Montgomery County Clerk's File 2001096935, with the basis of bearings being Texas State Plane Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 1/4" iron pipe found in the southern line of the called 25.242 acres as described in M.C.C.F. 2015001389 for the northeast terminus of Nonessuch Road (R.O.W. varies), and marking the northwest corner of the herein described parcel;

THENCE, North 86° 43' 33" East, a distance of 813.66 feet (called 814.00 feet) along the southern line of the called 25.242 acres to a 1/2" iron pipe found for the northwest corner of the herein described parcel;

THENCE, South 03° 27' 33" East, a distance of 552.52 feet (called 535.00 feet) along the western line of the called 14.253 acres to a 1/2" iron pipe found for the northeast corner of the called 7.6993 acres as described in M.C.C.F. 2021117631, and marking the southeast corner of the herein described parcel;

THENCE, South 86° 36' 02" West, a distance of 814.00 feet along the northern lines of the called 7.6993 acres, the called 0.3785 acres as described in M.C.C.F. 2021117631, the called 1.00 acres as described in M.C.C.F. 2017007467, and the called 8.20 acres as described in M.C.C.F. 9764060 to a 1/2" iron rod set with plastic cap for the southeast corner of the called 2.995 acres as described in Volume 855, Page 40 of the Deed Records of Montgomery County, and marking the southwest corner of the herein described parcel;

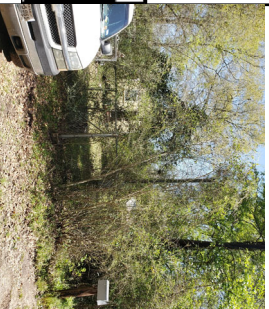
THENCE, North 03° 25' 26" West, a distance of 554.29 feet (called 535.00 feet) along the eastern lines of the called 2.995 acres, and the called 1.1070 acres as described in M.C.C.F. 2016113585 back to the **POINT OF BEGINNING** and containing 10.34 acres of land.

I, **DAVID E. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALLEGANCE TITLE COMPANY, TEXAS RE INVESTMENT**.

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 10.34 ACRES PARCEL OF LAND**, recorded in Clerk's File: **2001096935** of the Map/Deed and Plat Records of MONTGOMERY County, Texas located in the **WILLIAM KIBBE SURVEY, A-303**
Borrower: **17984 NONESUCH RD., CONROE, TX 77306** GF No. **22137058-ALGA**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors

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

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

FELIX HERNANDEZ
3.28 ACRES TRACT
(A.K.A. TRACT 14)
(CF NO. 2013114105)

NONESUCH ROAD
(VARIABLE WIDTH R.O.W.)
S 86°43'33" W 308.87'

JOHN PATRICK GILLESPIE
0.941 ACRES TRACT
(A.K.A. TRACT 30-A)
(CF NO. 2021065499)

JENNIFER BLACCONERI
1.1070 ACRES TRACT
(A.K.A. TRACT 30)
(CF NO. 2016113585)

COSIMA MARGARITA GILLESPIE
S 87°19'58" W 215.49'

COY READ & WILMA ANN READ
2.995 ACRES TRACT
(A.K.A. TRACT 1)
(VOL. 855, PG. 40)

LISA BARANOWSKI
8.2 ACRES TRACT
(A.K.A. TRACT 27)
(DESCRIBED IN
CF NO. 9764060)

DAVID SERRANO
1.0000 ACRES TRACT
(A.K.A. TRACT 3-C)
(CF NO. 2017007467)

JUDY KING
0.3785 ACRES TRACT
(A.K.A. TRACT 4A-1)
(CF NO. 2021117631)

JUDY KING
7.6993 ACRES TRACT
(A.K.A. TRACT 4-A)
(CF NO. 2021117631)

VACANT LOT
10.34 ACRES TRACT
(CALLED 10.00 ACRES TRACT)
(A.K.A. TRACT 2)
DESCRIBED IN CF NO. 2001096935)
450378 SQ. FT.

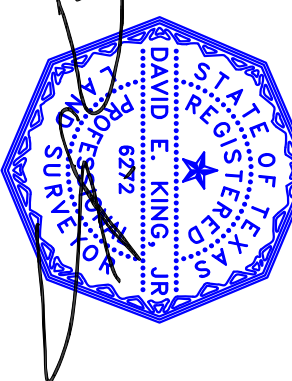
MALCOLM KINH-LUAN NGUYEN
25.242 ACRES TRACT
(A.K.A. TRACT 16-A)
(CF NO. 2015001389)

JUDY ELLEN KING
14.253 ACRES TRACT
(A.K.A. TRACT 4-B)
(CF NO. 2012020047)

S 03°27'33" E 552.52'
SOUTH 535' (CALLED)

LAND TITLE SURVEY

JOB NO.:	2203032896	NO.	REVISION	DATE
DATE:	03/31/22	HD		
DRAWN BY:	HD			
APPROVED BY:				



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

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0575 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.

GRAPHIC SCALE



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.
NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 22137058-ALGA ISSUED ON 03/21/22.
BASIS OF BEARING, TEXAS CENTRAL NAD 83.