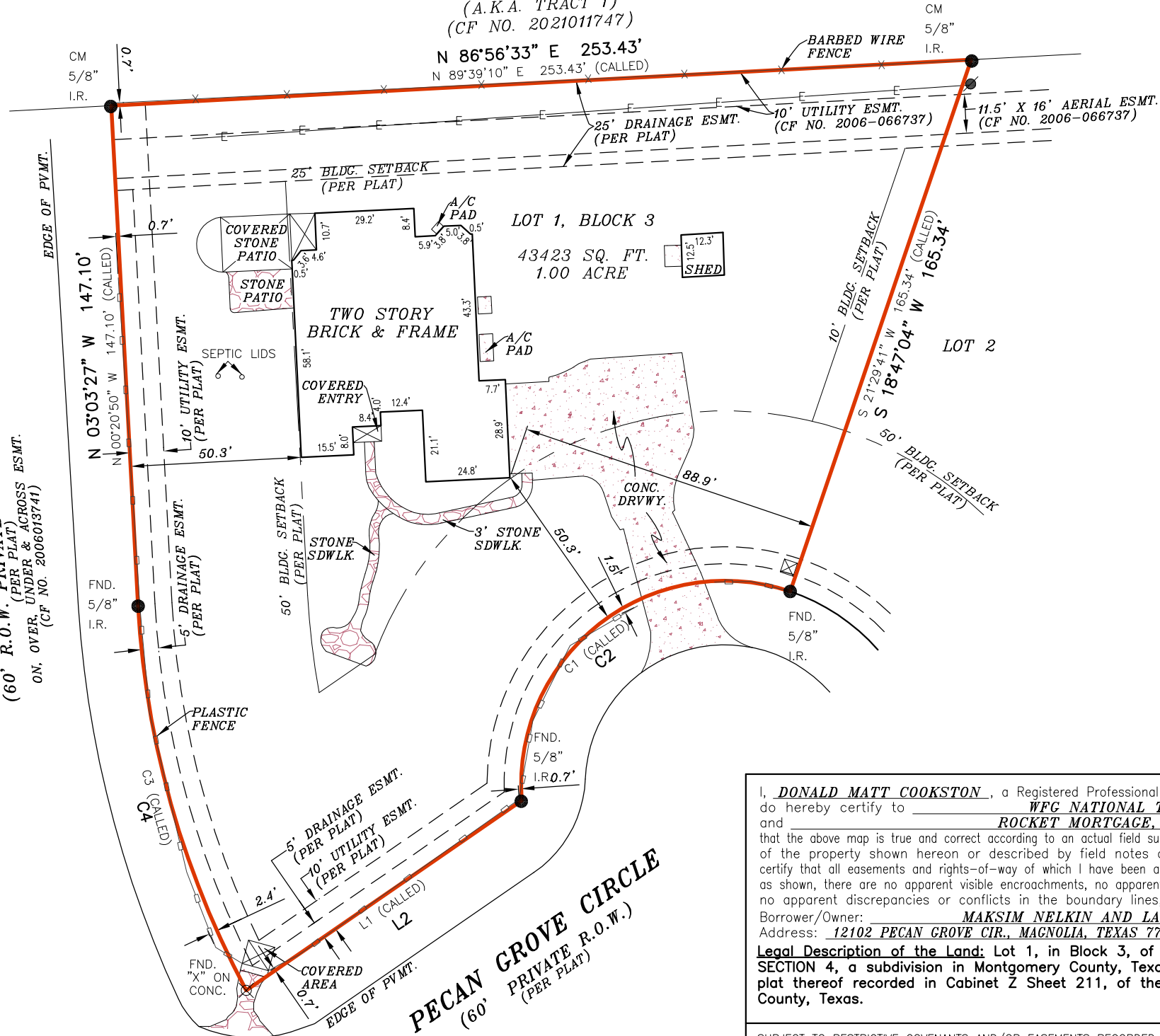


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	118.55'	100.19'	S 54°47'46" W	113°12'25"
C2	60.00'	118.55'	100.19'	S 52°05'09" W	113°12'25"
C3	270.00'	118.92'	117.96'	N 12°57'54" W	25°14'08"
C4	270.00'	118.92'	117.96'	N 15°40'31" W	25°14'08"

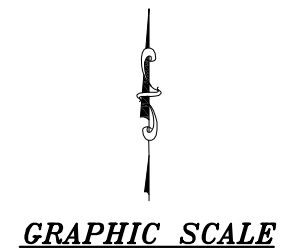
LINE	BEARING	DISTANCE
L1	S 58°07'27" W	98.46'
L2	S 55°24'50" W	98.46'

COBALT 201 REALTY LLC & COBALT 201 LTD
33.66 ACRES TRACT
(A.K.A. TRACT 1)
(CF NO. 2021011747)



LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - - - - BUILDING SETBACK LINE
 - x - x - BARBED WIRE FENCE
 - o - o - PLASTIC FENCE
 - E - E - OVERHEAD ELECTRIC
 - FOUND IRON ROD
 - ⊗ FOUND "X" ON CONCRETE
 - ⊠ TELEPHONE PEDESTAL
 - ⊙ POWER POLE
 - CM CONTROL MONUMENT



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 WFG NATIONAL TITLE INSURANCE COMPANY GF NO. 22-436577 ISSUED ON 11/03/22.

BASIS OF BEARING, TEXAS CENTRAL NAD 83.

THERE EXIST A EASEMENT AS RECORDED IN CLERK'S FILE NO(S). 2004122556, 2006014491, MONTGOMERY COUNTY, TEXAS.

THERE EXIST A UN LOCATABLE PIPELINE EASEMENT AS RECORDED IN VOLUME 277, PAGE 117, VOLUME 259, PAGE 79, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

THERE EXIST A CATHODIC PROTECTION UNIT EASEMENT AS RECORDED IN VOLUME 508, PAGE 299, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0485 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, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to WFG NATIONAL TITLE COMPANY and ROCKET MORTGAGE, LLC 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.
Borrower/Owner: MAKSIM NELKIN AND LANELL NELKIN
Address: 12102 PECAN GROVE CIR., MAGNOLIA, TEXAS 77354 GF No. 22-436577
Legal Description of the Land: Lot 1, in Block 3, of FINAL PLAT THOUSAND OAKS, SECTION 4, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z Sheet 211, of the Map Records of Montgomery County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET Z SHEET 211, MAP RECORDS, MONTGOMERY COUNTY, TEXAS
CLERK'S FILE NO(S). 99003320, 2006021357, 2006066737, 2006013741, 2007140664, 2008111074, 2009056590, 2009090484, 2009096210, 2009096211, 2009096212, 2009096213, 2010012614, 2010045777, 2013070125, 2013125556, 2015003583, 2016093834, 2016108303, 2017025558, 2018056566, 2018073446, 2019006234, 2019007627, 2020020080, MONTGOMERY COUNTY, TEXAS

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

LAND TITLE SURVEY

JOB NO.:	2211037384	NO.	REVISION	DATE
DATE:	11/16/22			
DRAWN BY:	IK/MM			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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