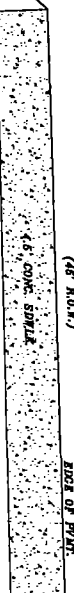
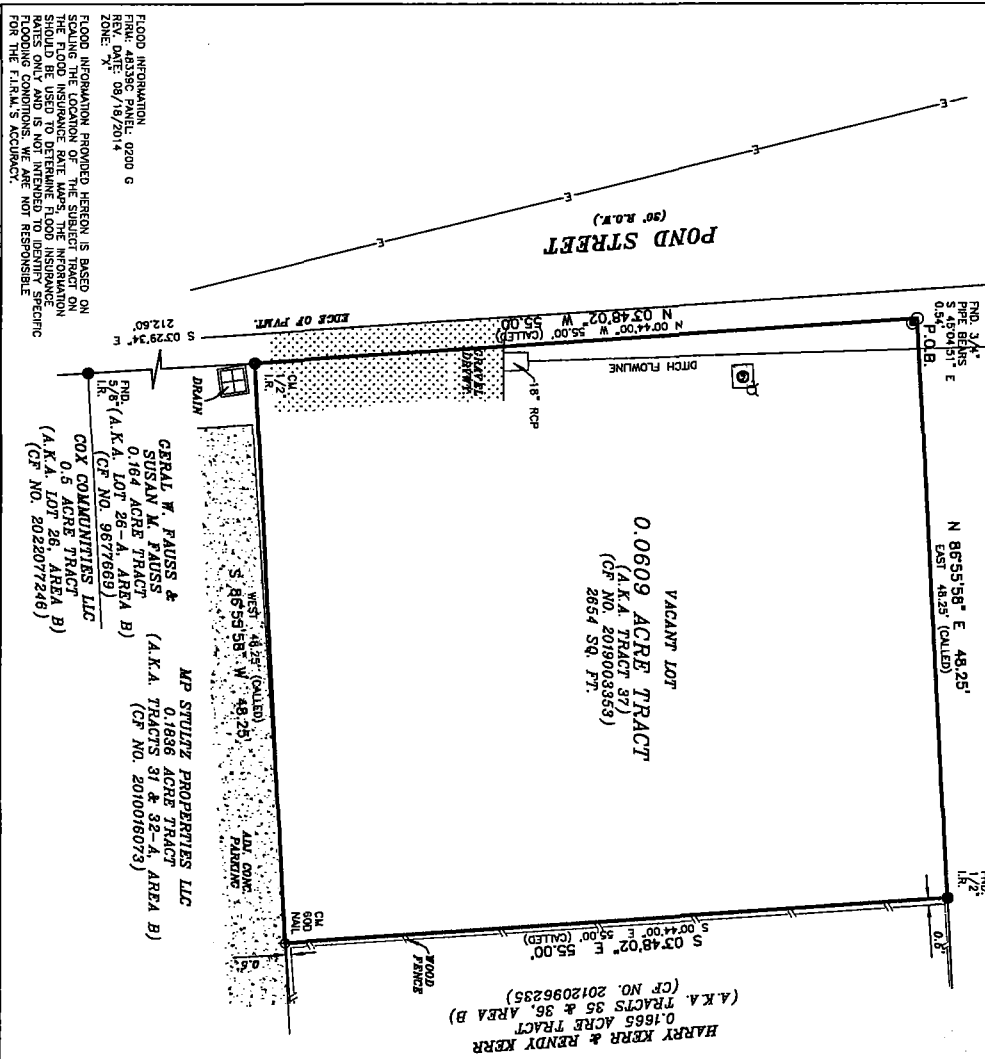




COLLEGE STREET
(45' R.O.W.)



POND STREET
(50' R.O.W.)



VACANT LOT
0.0609 ACRE TRACT
(A.K.A. TRACT 37)
(CF NO. 2019003833)
2654 SQ. FT.

HARRY KERR & RENNY KERR
0.1665 ACRE TRACT
(A.K.A. TRACTS 35 & 36)
(CF NO. 2012096235)

MP STUYVE PROPERTIES LLC
0.1836 ACRE TRACT
(A.K.A. TRACTS 31 & 32 - A, AREA B)
(CF NO. 2010016073)

GERALD W. PAUSS &
SUSAN M. PAUSS
0.164 ACRE TRACT
(A.K.A. LOT 26 - A, AREA B)
(CF NO. 9877693)

COX COMMUNITIES LLC
0.5 ACRE TRACT
(A.K.A. LOT 26, AREA B)
(CF NO. 2022077246)

FLOOD INFORMATION
FIRM: 48338C PANEL: 0200 G
REV. DATE: 08/18/2014
ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE LOCATION OF THE SUBJECT TRACT ON THE FIRM. THE SUBJECT TRACT OWNER SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO DENY SPECIFIC FLOODING CONDITIONS. THE FIRM IS NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

Donna Pauss
Brenda Ireland

Being a 0.0609 acre tract of land located in the John ...
said 0.0609 acre tract being all of a certain ...
0.061-acre tract (A.K.A. Tract 37), described in File ...
2019003833 of the Official Public Records of ...
Montgomery County (O.P.R.M.C.), Texas, said 0.0609 ...
acre tract being more particularly described by metes ...
and bounds as follows: ...
Coordinate System: NAD 83, Central Zone 14.

RECOMMENDATION OF THE INTERSECTION OF THE SOUTH ...
of the north-south line of College St. (45 feet wide) and ...
right-of-way line of Pond St. (50 feet wide) for the ...
northwest corner of said 0.061-acre tract from which ...
3/4-inch iron rod found bears S45°01'51"E, 0.541 ...
THENCE North 88 degrees 48 minutes 58 seconds ...
East, a distance of 48.25 feet, with the common line ...
of said 0.061-acre tract and the south right-of-way line ...
of said College St., to a 1/2-inch iron rod found for ...
northwest corner of a certain 0.1665-acre tract ...
described in a deed to Harry Kerr & Renny Kerr in ...
Certs File Number 2012096235 of the O.P.R.M.C.;

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - PROPERTY CORNER
 - FOUND IRON ROD
 - FOUND METAL PIPE
 - FOUND 800 MAIL
 - WATER VALVE
 - FIRE HYDRANT
 - HANNOLE
 - CONTROL MONUMENT

SURVEYOR'S NOTICE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND PARTICIPATION FOR A CATEGORY II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE RESULT OF THE SURVEYOR'S REVIEW OF THE TITLE OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT COMPANY OF NO. ARCH-15-ATC823120276-1F ISSUED ON 10/17/23.

BASED ON BEARING, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

NO RECORDED BUILDING LINES FOUND. FUTURE EASEMENTS ARE TO BE DETERMINED BY THE SURVEYOR'S REVIEW OF THE TITLE OF THE DRAWING.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY MISTAKES OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECT APPLICATION OF THE SURVEYING TECHNIQUES AND STANDARDS.

THE SURVEYOR'S CONTROL EASEMENT GRANTED TO THE STATE OF TEXAS FOR THE PURPOSES OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, HAS BEEN RELEASED IN CF NO. 2019003833 OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS AND NO LONGER AFFECTS THIS TRACT.

I, **DONALD MATTHEW COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **MALMO TITLE COMPANY** that the above map & the data contained therein are 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 on 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: **0.0609 ACRE TRACT, OF LAND BEING A 0.0609 ACRE PARCEL, OF LAND** recorded in Deeds File Number **2019003833** of the Official Public Records of Montgomery County, Texas.

Drawn by: **LAWRENCE J. BELAND** of **LJB & ASSOCIATES, P.C.**
Borrower/Owner: **LAWRENCE J. BELAND AND BRENDA J. BELAND** of No. **LJB & ASSOCIATES, P.C.**
Address: **812 POND ST., MONTGOMERY, TX 77356**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors
Tel: 281-946-8869 Fax: 281-207-4746
889 E. BASSE ROAD, SUITE 180 BOX 321, SAN ANTONIO, TEXAS 78203

LAND TITLE SURVEY

| | | | | |
|--------------|------------|------|--------------------|----------|
| JOB NO.: | 2311041879 | NO.: | REVISION: | DATE: |
| DATE: | 11/09/23 | 1. | ESR, ANTONIO (JLN) | 11/09/23 |
| DRAWN BY: | AC/DIT | 2. | ESR, ANTONIO (JLN) | 04/26/24 |
| APPROVED BY: | DNC | | ESR, ANTONIO (JLN) | 04/26/24 |

Professional Seal of Donald M. Cookston, Registered Professional Land Surveyor, No. 4733, State of Texas.