

LINE	BEARING	DISTANCE
L1	S 47°11'19" W	60.24'
L2	S 43°49'58" W	60.24'
L3	N 29°16'00" W	37.45'
L4	N 32°37'21" W	37.45'

METES AND BOUNDS
1.107 ACRE PARCEL
LOCATED IN THE
T. STEWART SURVEY,
ABSTRACT 529,
MONTGOMERY COUNTY, TEXAS

Being a 1.107 acre parcel of land situated in the T. Stewart Survey, Abstract 529, Montgomery County, Texas, and being out of a called 69.862 acres as described in Montgomery County Clerk's File 9833650, and being the same property as described in M.C.C.F. 2022029379, with the basis of bearings being Texas State Plane Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northeastern right of way of East Williams Road (60' R.O.W.) for the south corner of the called 1.9664 acres as described in M.C.C.F. 2017109793, and marking the west corner of the herein described parcel;

THENCE, North 22° 01' 42" East, a distance of 343.65 feet along the southeastern line of the called 1.9664 acres to a 1/2" iron rod found in the southern line of the called 10.00 acres as described in M.C.C.F. 2020082552 for the east corner of the called 1.9664 acres, the northwest corner of the remainder of the called 69.862 acres, and marking the north corner of the herein described parcel;

THENCE, South 27° 11' 18" East, a distance of 224.15 feet along the western line of the remainder tract to a 1/2" iron rod found marking an angle point in the eastern line of the herein described parcel;

THENCE, South 12° 01' 50" West, a distance of 156.14 feet along the western line of the remainder tract to a 1/2" iron rod found marking an angle point in the eastern line of the herein described parcel;

THENCE, South 43° 49' 58" West, a distance of 60.24 feet along the western line of the remainder tract to a 1/2" iron rod found in the northeastern right of way of East Williams Road for the southwest corner of the remainder tract, and marking the south corner of the herein described parcel;

THENCE, North 32° 37' 21" West, a distance of 37.45 feet along the northeastern right of way of East Williams Road to a 1/2" iron rod found marking an angle point in the southwestern line of the herein described parcel;

THENCE, North 71° 37' 50" West, a distance of 144.20 feet along the northeastern right of way of East Williams Road back to the **POINT OF BEGINNING** and containing 1.107 acres of land.

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

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.

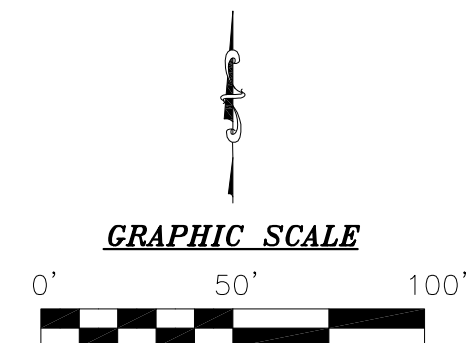
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. 2203441 ISSUED ON 03/30/22.

THERE EXIST A R.O.W. EASEMENT AS RECORDED IN VOLUME 188, PAGE 472, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

THERE EXIST A R.O.W. EASEMENT AS RECORDED IN CLERK'S FILE NO. 2003063736, 2003063737, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0275 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.

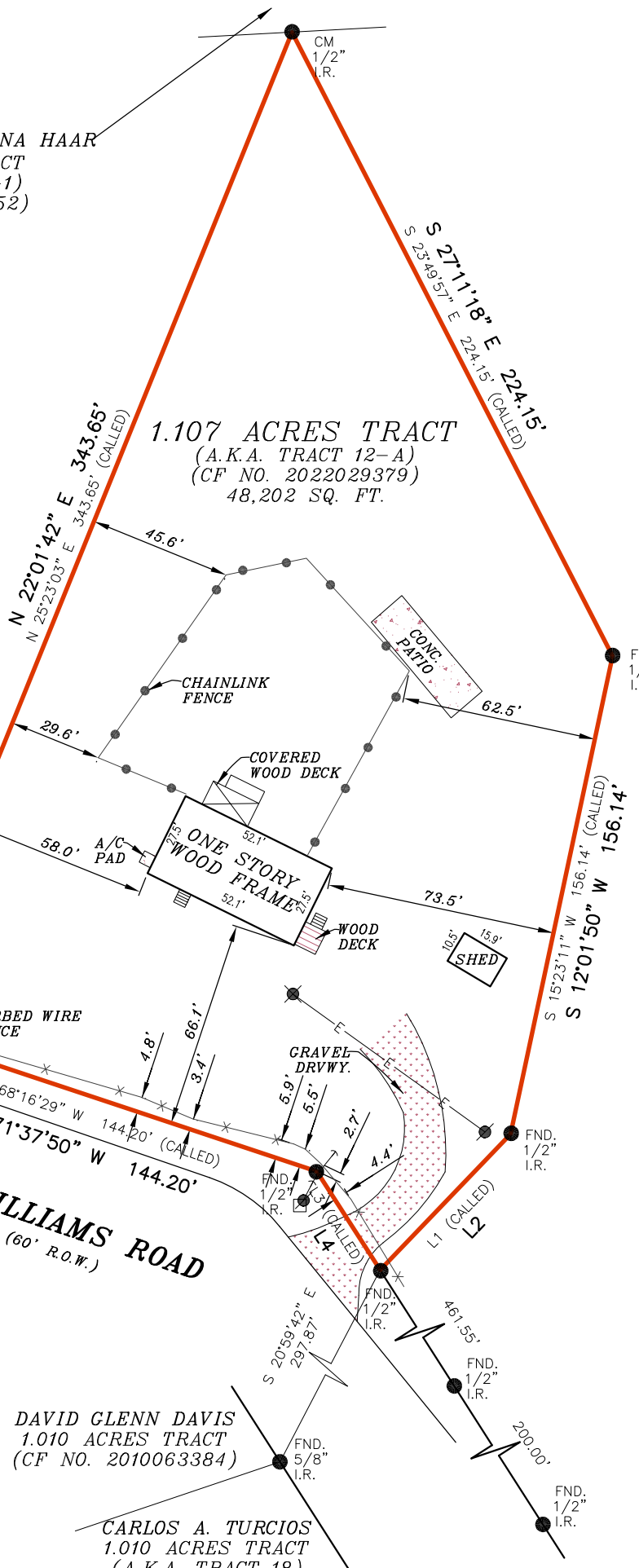


RYAN HAAR & ADRYIANNA HAAR
10.000 ACRES TRACT
(A.K.A. TRACT 1D-1)
(CF NO. 2020082552)

CALEB MARK WHITE
1.9664 ACRES TRACT
(A.K.A. TRACT 12-B)
(CF NO. 2017109793)

1.107 ACRES TRACT
(A.K.A. TRACT 12-A)
(CF NO. 2022029379)
48,202 SQ. FT.

STANLEY FRIEDRICH &
ELIZABETH FRIEDRICH
REMAINDER OF THE
69.862 ACRES TRACT
(A.K.A. TRACT 12)
(CF NO. 9833650)



LEGEND

These standard symbols will be found in the drawing.

- — — — — BOUNDARY LINE
- x — x — BARBED WIRE FENCE
- ● — ● — CHAINLINK FENCE
- E — E — OVERHEAD ELECTRIC
- FOUND IRON ROD
- POWER POLE
- ⊗ METER POLE
- MAILBOX
- ↓ GUY ANCHOR
- CM CONTROL MONUMENT

DAVID GLENN DAVIS
1.010 ACRES TRACT
(CF NO. 2010063384)

CARLOS A. TURCIOS
1.010 ACRES TRACT
(A.K.A. TRACT 18)
(CF NO. 2001092105)

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to METROPOLITAN ESCROW AND TITLE, LLC and KW RENTALS, LLC, A TEXAS LIMITED LIABILITY COMPANY AUTHORIZED REPRESENTATIVE 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 1.107 ACRE PARCEL OF LAND recorded in Clerk's File 2022029379, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the THOMAS G. STEWART SURVEY, A-529 Borrower: JAVAD KHOSRAVI AND DIANE KHOSRAVI Address: 16501 E. WILLIAMS RD., CONROE, TX 77303 GF No. 2203441

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



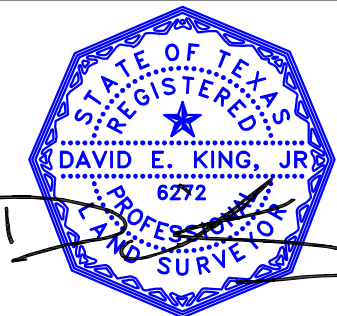
Overland Consortium Inc.
Surveyors

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

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

LAND TITLE SURVEY

JOB NO.:	NO.	REVISION	DATE
2204033557			
DATE:	04/18/22		
DRAWN BY:	ST/DT		
APPROVED BY:	DEK		



FIRM REGISTRATION NO. 10190700

DAVID E. KING, JR., R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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1.107 ACRE PARCEL
LOCATED IN THE
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THENCE, North 71° 37' 50" West, a distance of 144.20 feet along the northeastern right of way of East Williams Road back to the **POINT OF BEGINNING** and containing 1.107 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Jr.

Overland Surveyor's Consortium, Inc.

April 21, 2022

Job Number 2204033557

