

SURVEYOR'S NOTE(S):

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

THE 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 PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, AND NOT MEANT TO REPRESENT ALL POSSIBLE EASEMENTS AND SETBACKS THAT MAY APPLY TO THIS LOT.

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

THE MONUMENTS ALONG THE SOUTH LINE OF THE TRACTS DO NOT ALIGN NOR FOLLOW THE DESCRIBED PROPERTY. THIS SURVEY HOLDS THE BEST ALIGNMENT OF THE MONUMENTED PROPERTIES.

LEGEND

These standard symbols will be found in the drawing.

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	WIRE FENCE
---	OVERHEAD ELECTRIC
---	DEEDED LOT LINE
○	PROPERTY CORNER
●	FOUND IRON ROD
⊙	FOUND METAL PIPE
⊙	FOUND CONC. MONT.
⊙	POWER POLE
CM	CONTROL MONUMENT

Being a 10.744 acre tract of land located in the L. A. Long Survey, A-674, Montgomery County, Texas; said 10.744 acre tract being Lots 1, 2, 17, 18, and 19 of Morehead Acres (unrecorded) and being all of called 2.251-acre tract (said Lot 1, called Tract 1), a called 1.765-acre tract (said Lot 2, called Tract 2), a called 2.003-acre tract (said Lot 17, called Tract 3), a called 2.005-acre tract (said Lot 18, called Tract 4), and a called 2.654-acre tract (said Lot 19, called Tract 5), all described in Clerk's File Number 2000002339 of the Official Public Records of Real Property, Montgomery County, (O.P.R.R.P.M.C.) Texas; said 10.744 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 concrete monument found for the northwest corner of said 2.251-acre tract (Lot 1, Tract 1) for a called northeast corner of said L. A. Long Survey, A-674, a called southwest corner of the John McTearse Survey, A-672, the called southwest of a 297.5185-acre tract (Tract 6), described in a deed to Denbury Onshore, LLC, as recorded in Clerk's File Number 2012118064, and also being on the northeast line of the Ransom House Survey, A-244, and a called 338.414-acre tract (A.K.A. Tract 3-E), described in a deed to Denbury Onshore, LLC, in Clerk's File Number 2012118064 all of the O.P.R.R.P.M.C.;

THENCE, North 86 degrees 58 minutes 04 seconds East, a distance of 641.85 feet, with the north line of said 2.251-acre tract and said 1.765-acre tract, being a north line of said unrecorded subdivision, the most southerly north line of the said L. A. Long Survey, A-674, a south line of said John McTearse Survey, A-672, and said 297.5185-acre tract, passing a found 1-inch pipe at 379.05 feet for the common north corner of said 2.251-acre tract and said 1.765-acre tract, continuing to a 3/4-inch iron rod found for the northeast corner of said 1.765-acre tract and the northwest corner of Lot 3 of said unrecorded subdivision, a called 0.7357-acre tract described in a deed to Linda Chryell Massey, in Clerk's File Number 2014042169 of the O.P.R.R.P.M.C.;

THENCE, South 03 degrees 01 minutes 40 seconds East, a distance of 394.99 feet, with the common line of said 1.765-acre tract and said 0.7357-acre tract, passing a 1/2-inch iron rod with cap stamped "052" set at 274.55 feet for the north right-of-way line of Baxter Road (60 feet wide roadway easement described in Clerk's File Number 2000002339), continuing to the common south corner of said 1.765-acre tract and said 0.7357-acre tract, a north corner of said 2.003-acre tract and the centerline of said Baxter Road;

THENCE, North 86 degrees 58 minutes 07 seconds East, a distance of 86.83 feet, with the common line of said 2.003-acre tract and said 0.7357-acre tract, being the centerline of said Baxter Road, to the northeast corner of said 2.003-acre tract and the northeast corner of Lot 16 of said unrecorded subdivision (exhibit not shown in deed), described in a deed to Scott Oen & Kimberly Oen, in Clerk's File Number 2021068037 of the O.P.R.R.P.M.C.;

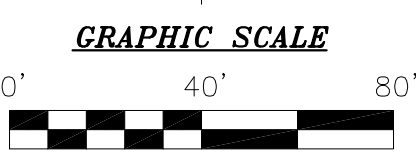
THENCE, South 03 degrees 01 minutes 40 seconds East, a distance of 493.47 feet, with the common line of said 2.003-acre tract and said Lot 16, passing a 1/2-inch iron rod with cap stamped "052" set at 30.00 feet on the south right-of-way line of said Baxter Road, continuing to a 1/2-inch iron rod found for the common south corner of said 2.003-acre tract and said Lot 16;

THENCE, South 86 degrees 30 minutes 53 seconds West, a distance of 506.25 feet, with the south line of said 2.003-acre tract, said 2.055-acre tract, and said 2.654-acre tract, to a 5/8-inch iron rod found for the southwest corner of said 2.654-acre tract and the called northeast corner of a called 1.516-acre tract (A.K.A. Tracts 5, 6 & Lot 9) described in a deed to James E. Green in Clerk's File Number 2021014636 of the O.P.R.R.P.M.C., being a west line of said L. A. Long Survey, A-674, and the northeast line of said Ransom House Survey, A-244, and said 338.414-acre tract (A.K.A. Tract 3-E), from which a 1/2-inch iron rod with cap stamped "0407" found bears 365.80 DEE, 2.99;

THENCE, North 18 degrees 31 minutes 18 seconds West, a distance of 832.70 feet, with the west line of said 2.654-acre tract and said 2.251-acre tract, being a west line of said L. A. Long Survey, A-674, and the northeast line of said Ransom House Survey, A-244, passing a 3/4-inch iron pipe found at 531.63 feet (1.3' east) for the common west corner of said 2.654-acre tract and said 2.251-acre tract, continuing to the POINT OF BEGINNING and containing 10.744 acres of land.

FLOOD INFORMATION
 FIRM: 48330C PANEL: 0425 G
 REV. DATE: 05/18/2014
 ZONE: X, SHARED 8 & 45'

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, **LUTHER J. DALY**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ and _____ 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 which have been shown or shown hereon and not, 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 10.744 ACRE PARCEL OF LAND** recorded in Clerk's File **2000002339**, of the Map/Deed and that Records of **MONTGOMERY** County, Texas, located in the **L. A. LONG SURVEY, A-674** Borrower/Owner: **VIRGINIA RASNICK** Address: **14384 BAXTER RD., CONROK TX 77306** CF No. _____

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN _____

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
 Surveyors
 Tel: 281.940.8863 Fax: 281.207.6476
 1999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78201

FIRM REGISTRATION NO. 10190700
 LUTHER J. DALY, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6150
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