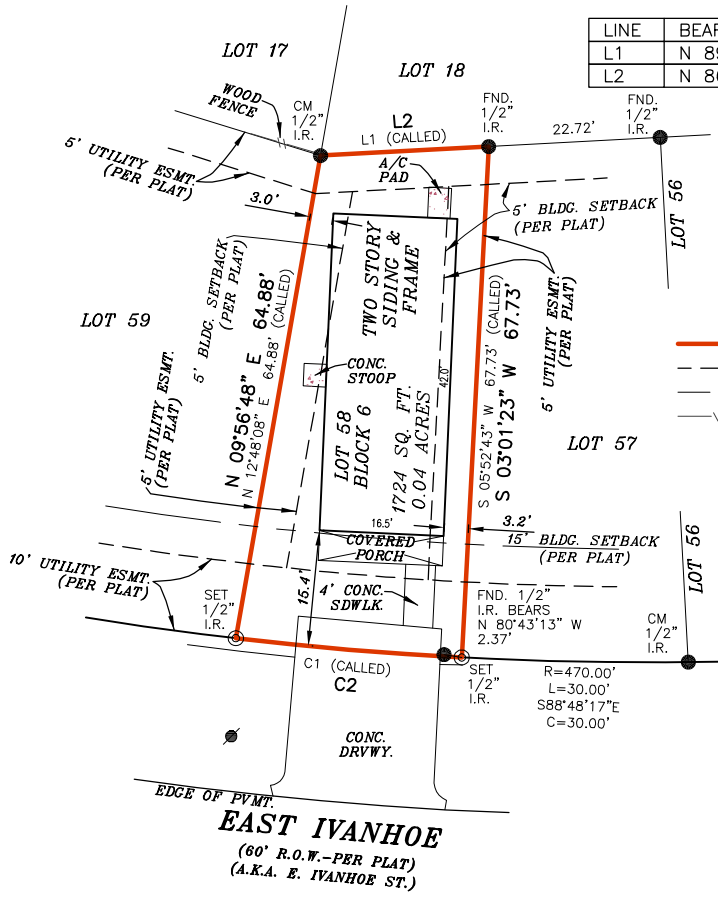


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	30.00'	30.00'	N 82°17'34" W	03°39'26"
C2	470.00'	30.00'	30.00'	N 85°08'51" W	03°39'26"

LINE	BEARING	DISTANCE
L1	N 89°47'00" E	22.28'
L2	N 86°55'40" E	22.28'



LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - WOOD FENCE
 - SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - POWER POLE
 - CONTROL MONUMENT

EAST IVANHOE
(60' R.O.W.-PER PLAT)
(A.K.A. E. IVANHOE ST.)

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.

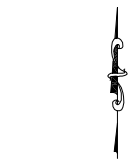
THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 221127-MFF ISSUED ON 02/04/22.

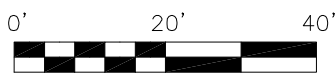
THERE EXIST A ACCESS EASEMENT AS RECORDED IN CLERK'S FILE NO 2021156551, MONTGOMERY COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0375 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.



GRAPHIC SCALE



I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST PRIORITY TITLE OF TEXAS, LLC 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 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: Theron Johnson and Anmarie Johnson
Address: 16684 E. Ivanhoe, Montgomery, TX 77316 GF No. 221127-MFF

Legal Description of the Land: LOT 58, BLOCK 6, LAKE CONROE VILLAGE SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SHEET 6B OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET F, SHEET 6B, MAP AND/OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO(S). 8914053, 8935908, 2004126634, 2006111663, 2007105901, 2007141474, 2016020013, 2017034550, 2017100190, 2017100191, 2017100192, 2017111939, 2019007686, 2019034602, 2019036300, 2019066049, 2019094557, 2019094562, 2019117776, 2019121210, 2021082210, 2021105661, 202112927, 2021155253, 2021149706, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2203032543	NO.	REVISION	DATE
DATE:	03/10/22			
DRAWN BY:	RM			
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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