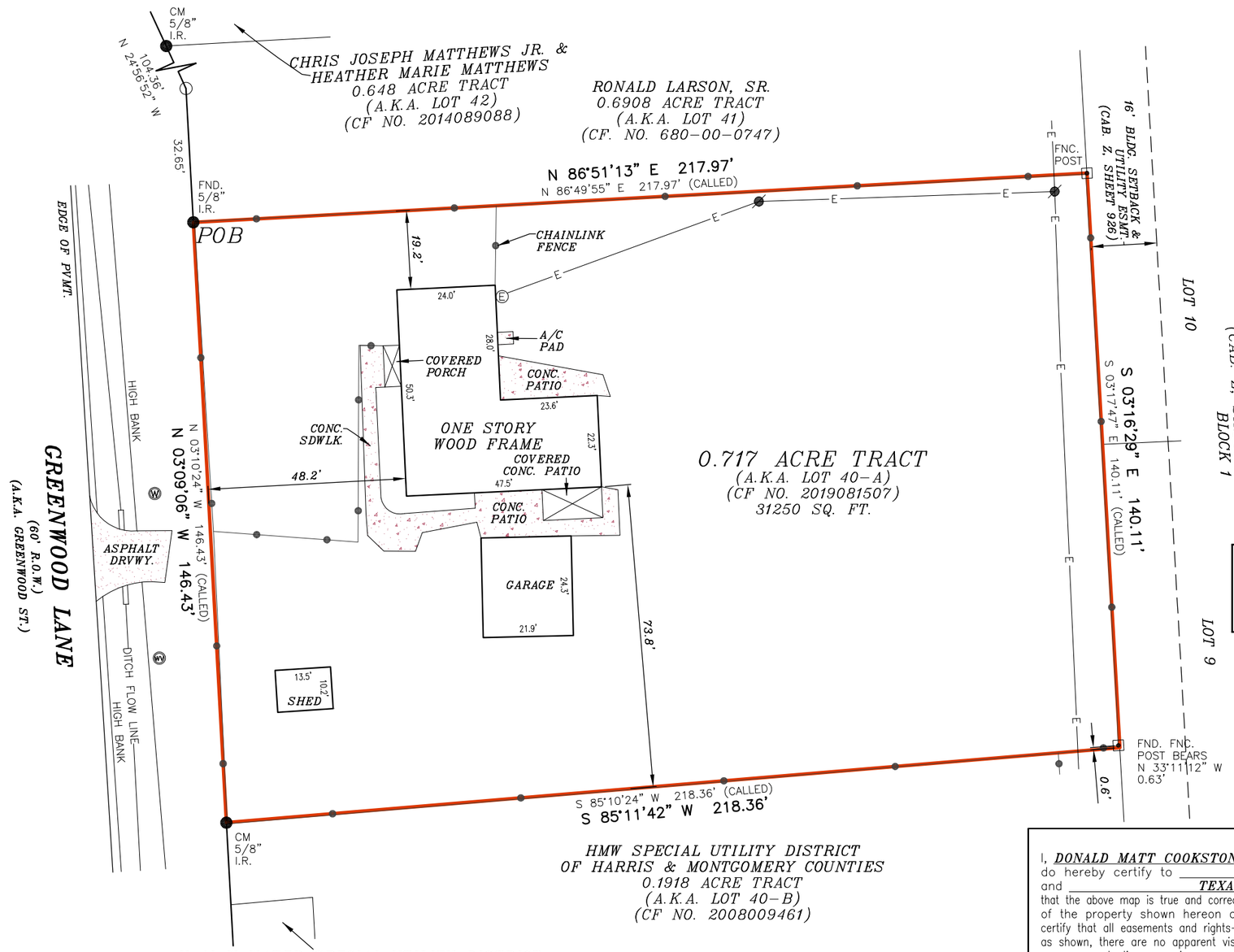
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DocuSign Envelope ID: 0A6AEBB8-3734-477E-AE3B-DA3F8C5E4898



0.717 ACRE TRACT
MONTGOMERY COUNTY, TEXAS

BEING A 0.717 ACRE TRACT OF LAND BEING OUT OF THE WILLIAM GIBSON SURVEY, A-240, MONTGOMERY COUNTY, TEXAS, SAID 0.717 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 0.9125 ACRE TRACT DESCRIBED IN CF. NO. 9122247, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, (O.P.R.M.C.T.) AND BEING THE SAME TRACT DESCRIBED IN CF. NO. 2019081507, (O.P.R.M.C.T.), SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS CENTRAL NAD 83)

BEGINNING at a 5/8" iron rod found on the East ROW line of Greenwood Lane (60' ROW), at the Southwest corner of a 0.6908 acre tract described in CF. NO. 680-00-0747,(O.P.R.M.C.T.),same being the Northwest corner of said 0.9125 acre tract and this tract.

THENCE N86°51'13"E, along the common line of said 0.6908 acre tract and this tract, a distance of 217.91 feet to a fence post found on the West line of Lot 10, Block 1, The Village at High Meadow, Sec. 6, a subdivision recorded in Cab. Z , Sheets 926-927, Map Records, Montgomery County, Texas, at the Southeast corner of said 0.6908 acre tract, same being the Northeast corner of said 0.9125 acre tract and this tract.

THENCE S03°16'29"E, along the East line of this tract, passing the West common corner of said Lot 10, and Lot 9 of said The Village at High Meadow, Sec. 6, for a total distance of 140.11 feet to a calculated point on the common line of said 0.9125 acre tract and said Lot 9, at the Northeast corner of a 0.1918 acre tract described in CF. NO. 2008009461,(O.P.R.M.C.T.),same being the Southeast corner of this tract, from which a fence post found for reference bears N33°11'12"W, a distance of 0.63 feet.

THENCE S85°11'42"W, through the interior of said 0.9125 acre tract, along the common line of said 0.1918 acre tract and this tract, a distance of 218.36 feet to a 5/8" iron rod found on the East ROW line of Greenwood Lane, same being the West line of said 0.9125 acre tract, at the Northwest corner of said 0.1918 acre tract, for the Southwest corner of this tract.

THENCE N03°09'06"W, along the East ROW line of Greenwood Lane, same being the West line of said 0.9125 acre tract, a distance of 146.43 feet to the **POINT OF BEGINNING** of this tract and containing 0.717 acres of land, more or less.

Robert Dibello

dotloop verified
10/21/23 7:03 PM CDT
ZS3O-RSTC-DREJ-RS4A

GRAPHIC SCALE

0' 30' 60'

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

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, 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 BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. DR-P-23-700E ISSUED ON 05/04/23.

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

FLOOD INFORMATION
FIRM: 48339C PANEL: 0490 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.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- E—E OVERHEAD ELECTRIC
- FOUND IRON ROD
- FENCE POST
- W WATER METER
- WV WATER VALVE
- POWER POLE
- CM CONTROL MONUMENT

I, *DONALD MATT COOKSTON*, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to *PRIORITY ONE TITLE, LLC* and *TEXAS DOW EMPLOYEES CREDIT UNION* 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 0.717 ACRE PARCEL OF LAND* recorded in Clerk's File *2019081507*, of the Map/Deed and Plat Records of *MONTGOMERY* County, Texas. located in the *WILLIAM GIBSON SURVEY, A-240*
Borrower/Owner: *CHRISTINA SUZETTE BISHA*
Address: *30218 GREENWOOD ST., MAGNOLIA, TEXAS 77355* GF No. *DR-P-23-700E*

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 109-4, PAGE 46, DEED RECORDS, 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 78209

LAND TITLE SURVEY

JOB NO.:	2305039447	NO.	REVISION	DATE
DATE:	05/15/23			
DRAWN BY:	CP/AF			
APPROVED BY:	DMC			

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

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

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