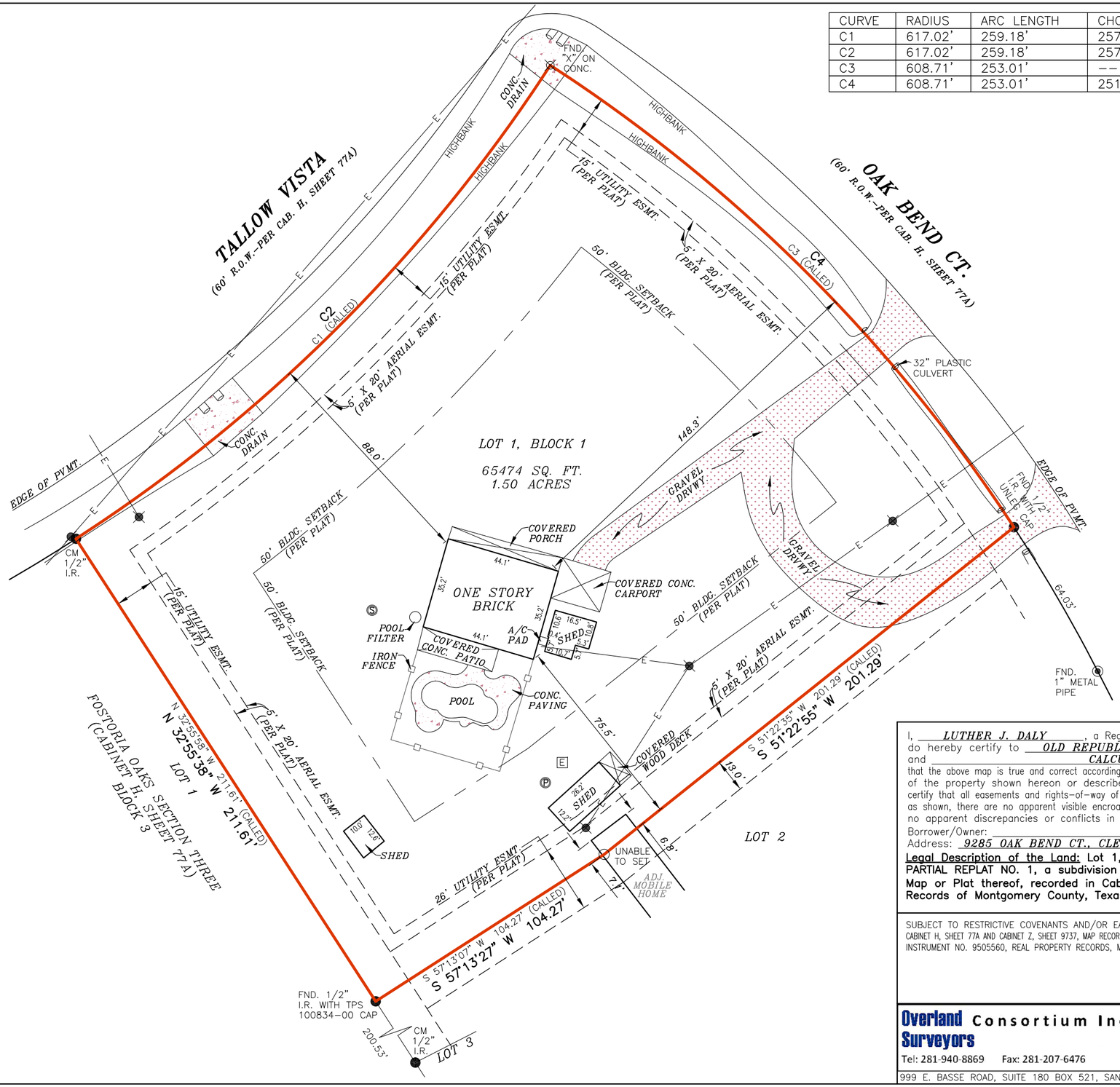
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	617.02'	259.18'	257.28'	N 45°02'09" E	024°04'02"
C2	617.02'	259.18'	257.28'	N 45°02'29" E	24°04'02"
C3	608.71'	253.01'	--	--	--
C4	608.71'	253.01'	251.20'	S 45°05'35" E	23°48'55"



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- IRON FENCE
- OVERHEAD ELECTRIC
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- FOUND "X" ON CONCRETE
- POWER POLE
- [E] ELECTRIC BOX
- (S) SERVICE POLE
- (S) SEPTIC TANK
- (P) PROPANE TANK
- CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):
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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 2302283 ISSUED ON 10/16/23.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0450 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

0' 40' 80'

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and CALCUTTA INVESTMENTS 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/Owner: DANIEL ESPARZA
Address: 9285 OAK BEND CT., CLEVELAND, TX 77328 GF No. 2302283

Legal Description of the Land: Lot 1, Block 1, of FOSTORIA OAKS, SECTION THREE PARTIAL REPLAT NO. 1, a subdivision in Montgomery County, Texas, according to the Map or Plat thereof, recorded in Cabinet Z, Sheet 9737, of the Map and/or Plat Records of Montgomery County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET H, SHEET 77A AND CABINET Z, SHEET 9737, MAP RECORDS, MONTGOMERY COUNTY, TEXAS INSTRUMENT NO. 9505560, REAL PROPERTY 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.:	2311041999	NO.	REVISION	DATE
DATE:	11/21/23			
DRAWN BY:	SL/AV			
APPROVED BY:	LJD			

STATE OF TEXAS REGISTERED LUTHER J. DALY 6150 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

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

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