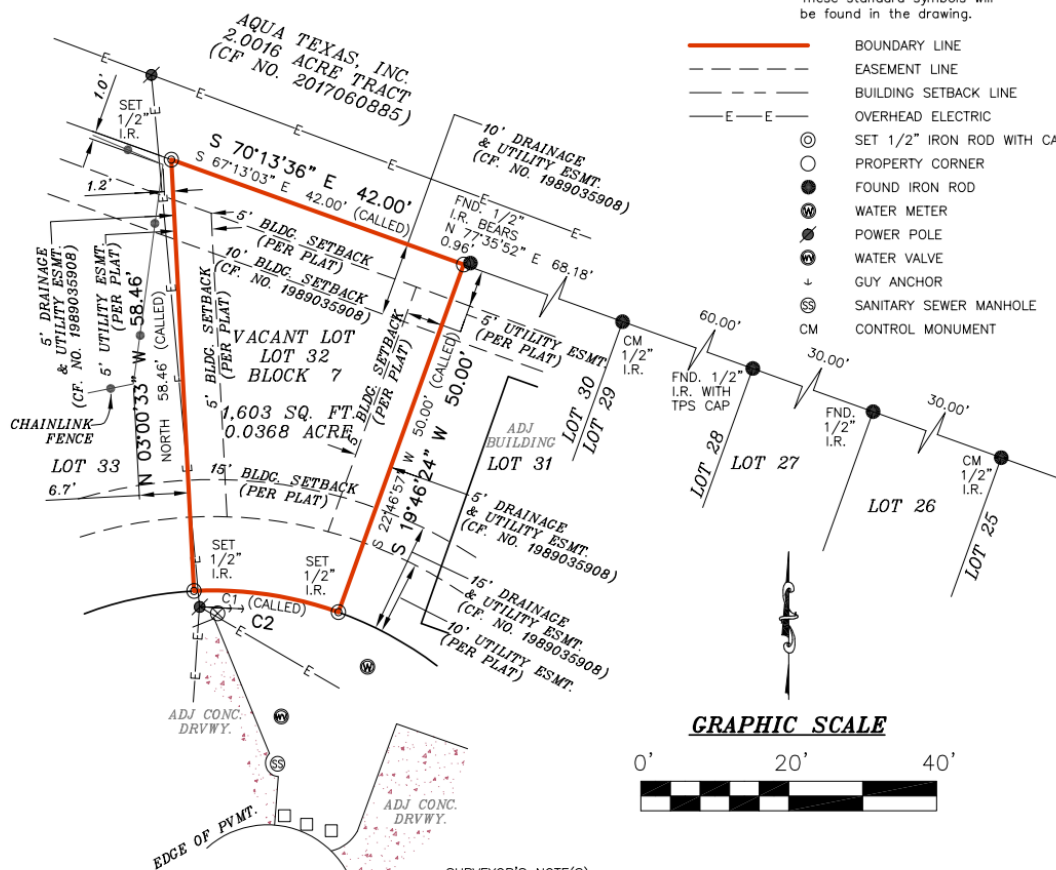


| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 50.00' | 19.88'     | 19.75'       | N 78°36'26" W | 22°46'51"   |
| C2    | 50.00' | 19.88'     | 19.75'       | N 81°36'59" W | 22°46'51"   |

## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ GUY ANCHOR
- ⊙ SANITARY SEWER MANHOLE
- 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 THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY OF NO. 25-2755-OTSA ISSUED ON 09/25/25.

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

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

UTILITY AND COVENANT ACCESS EASEMENT AS RECORDED IN CLERK'S FILE NOS. 1988006834, 1989011262, DEED RECORDS, 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.

I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **1ST OPTION TITLE**

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/Owner: **WENDY STEPHENS**  
Address: **16926 W. ALDERSON, MONTGOMERY, TX 77316** GF No. **25-2755-OTSA**

**Legal Description of the Land:** Lot 32, in Block 7, of LAKE CONROE VILLAGE, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in/under Cabinet F, Sheets 006B-013B of the Map/Plat/Official Records of Montgomery County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET F, SHEETS 006B-013B, MAP AND PLAT RECORDS, MONTGOMERY COUNTY, TEXAS, CLERK'S FILE NOS. 1989014053, 1989035908, 2000084724, 2004126634, 2006111663, 2017034550, 2017100190, 2017100191, 2017100192, 2019007686, 2019034602, 2019066049, 2019094557, 2019094562, 2019117776, 2021082210, 2021105661, 2021125927, 2021144142, 2021149706, 2021156551, 2022034227, 2023112140, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



## "BOUNDARY" SURVEY

|              |            |     |          |      |
|--------------|------------|-----|----------|------|
| JOB NO.:     | 2510049564 | NO. | REVISION | DATE |
| DATE:        | 10/06/25   |     |          |      |
| DRAWN BY:    | MM/AMV     |     |          |      |
| APPROVED BY: | RRR        |     |          |      |



FIRM REGISTRATION NO. 10190700  
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS  
PHONE NUMBER 713-647-1315

**RODRIC R REESE**, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. **5883**

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**Overland Consortium Inc.**  
**Surveyors**

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