

JULIAN D. DAHNCKE  
2.493 ACRES TRACT  
(A.K.A. LOT 45)  
(CF NO. 2018006805)

JAMES EARL CORNISH  
2.495 ACRES TRACT  
(A.K.A. LOT 34)  
(CF NO. 2005-089192)

OSCAR CARMONA  
2.496 ACRES TRACT  
(A.K.A. LOT 35)  
(CF NO. 2020086309)

JOSE CARRILLO  
2.5080 ACRES TRACT  
(A.K.A. LOT 46)  
(CF NO. 2009-030534)

VACANT LOT  
2.500 ACRES TRACT  
(A.K.A. LOT 33)  
(VOL. 1086, PG. 944)  
108917 SQ. FT.

JOSE S. CARILLO  
PART OF 3.947 ACRES TRACT  
(A.K.A. LOT 47)  
(CF NO. 679-00-1000)

JAMES PRESLEY & SHERRIE RIMEL PRESLEY  
2.885 ACRES TRACT  
(A.K.A. LOT 32)  
(CF NO. 996-01-1351)

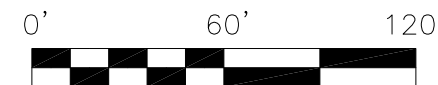
ALLEN PARKWAY  
60' R.O.W. (VOL. 1086, PG. 944)  
(VOL. 1086, PG. 948)  
(A.K.A. ALLEN DR.)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- CONTROL MONUMENT

GRAPHIC SCALE



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 AMERICAN TITLE COMPANY OF HOUSTON GF NO. 3080921-02820 ISSUED ON 06/28/21.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 1087, PAGE 1, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

FLOOD INFORMATION  
FIRM: 48339C PANEL: 0360 G  
REV. DATE: 08/18/2014  
ZONE: "AE"

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.

METES AND BOUNDS  
2.50 ACRE PARCEL  
LOCATED IN THE  
M. CORNER SURVEY,  
ABSTRACT 9,  
MONTGOMERY COUNTY, TEXAS

Being a 2.50 acre parcel of land situated in the M. Corner Survey, Abstract 9, Montgomery County, Texas, and being Lot 33 of Shepard's Landing Subdivision (unrecorded), and being the same property as described in deed recorded in Volume 1086, Page 944 of the Deed Records of Montgomery County, with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the western right of way of Allen Parkway (60' R.O.W.) for the northeast corner of Lot 32 as described in Film Code 996-01-1351 D.R.M.C., and marking the southeast corner of the herein described parcel;

**THENCE**, North 88° 23' 03" West (called North 88° 23' 25" West), a distance of 470.08 feet (called 470.00 feet) along the northern line of Lot 32 to a 1/2" iron rod set with plastic cap for the northwest corner of Lot 32, the northeast corner of Lot 47 as described in Film Code 679-00-1000 D.R.M.C., the southeast corner of Lot 46 as described in Montgomery County Clerk's File 2009030534, and marking the southwest corner of the herein described parcel;

**THENCE**, North 01° 36' 35" East, a distance of 231.70 feet along the eastern line of Lot 46 to a 5/8" iron rod found for the northeast corner of Lot 46, the southeast corner of Lot 45 as described in M.C.C.F. 2018006805, the southwest corner of Lot 34 as described in M.C.C.F. 2005089192, and marking the northwest corner of the herein described parcel;

**THENCE**, South 88° 23' 03" East (called South 88° 23' 25" East), a distance of 470.08 feet (called 470.00 feet) along the southern line of Lot 34 to a 1/2" iron rod set with plastic cap in the western right of way of Allen Parkway for the southeast corner of Lot 34, and marking the northeast corner of the herein described parcel;

**THENCE**, South 01° 36' 35" West, a distance of 231.70 feet along the western right of way of Allen Parkway back to the **POINT OF BEGINNING** and containing 2.50 acres of land.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and TEXAS RE INVESTMENTS LLC 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 2.500 ACRES PARCEL OF LAND recorded in Volume 1086, PAGE 944, of the Map/Deed and Plat Records of MONTGOMERY County, Texas. located in the MARY CORNER SURVEY, A-9 Borrower: TEXAS RE INVESTMENTS LLC Address: O ALLEN DR., CONROE, TEXAS 77304 GF No. 3080921-02820

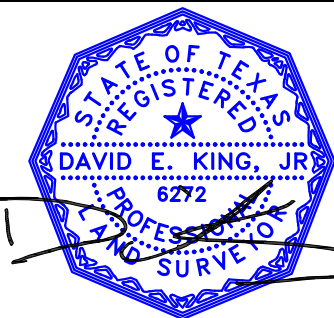
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1086, PAGE 944, DEED RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO. 8143178, MONTGOMERY COUNTY, TEXAS VOLUME 1086, PAGE 948, DEED RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2108027989	NO.	REVISION	DATE
DATE:	08/16/21			
DRAWN BY:	IK/RD			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700  
DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
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Overland Consortium Inc.  
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

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