

0.8838 ACRE TRACT

BEING A 0.8838 ACRE TRACT OF LAND IN THE LITTLE BEASLY PRUITT SURVEY, ABSTRACT NO. 420 IN MONTGOMERY COUNTY, TEXAS, BEING PART OF A 13.2 ACRE TRACT OF LAND RECORDED IN VOLUME 572, PAGE 633 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO REX MILLER JACKSON RECORDED IN VOLUME 647, PAGE 50 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 0.8838 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

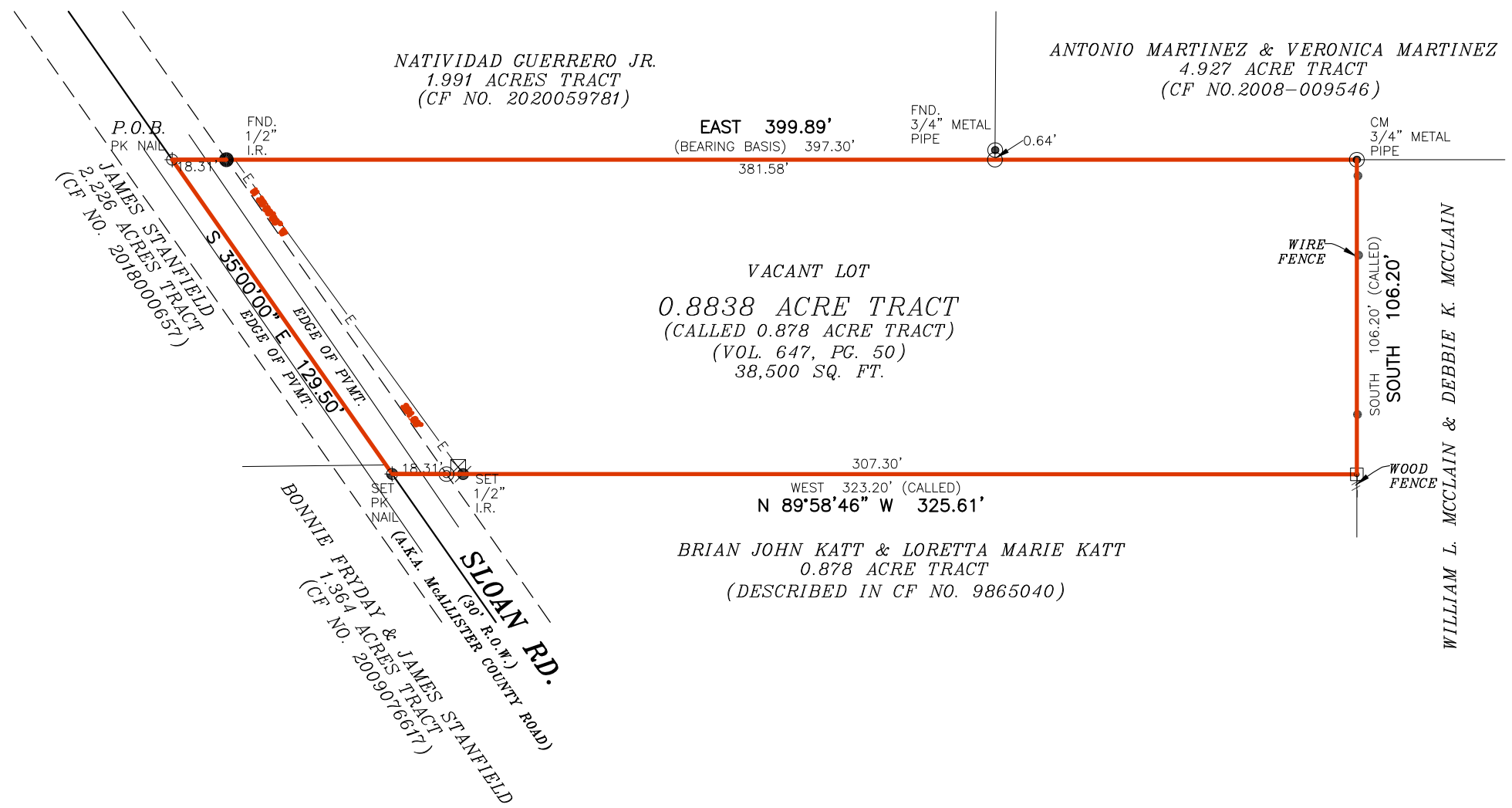
BEGINNING at a P.K. nail found in asphalt on the centerline of Sloan Road (30 feet wide) for the Northwest corner hereof, same being the Southwest corner of that certain 1.991 acre tract of land recorded in Clerk's File No. 2020059781, Official Public Records of Montgomery County, Texas;

THENCE East along the common South line of said 1.991 acre tract passing a 1/2 inch iron rod found on the east line of Sloan Road at 18.31 feet, passing the Southwest corner of that certain 4.927 acre tract recorded in Clerk's File No. 2008-009546, (O.P.R.M.C.T.), and continuing for a distance of 399.89 feet to a 3/4 inch iron pipe found for the Northeast corner hereof;

THENCE South along the East line of this tract for a distance of 106.20 feet to a wood fence post found for the Southeast corner hereof, same being the Northeast corner of that certain 0.878 acre tract recorded in Clerk's File No. 9865040, (O.P.R.M.C.T.);

THENCE N89°58'46"W along the common North line of said 0.878 acre tract, passing a 1/2 inch iron rod set on the east line of Sloan Road at 307.30 feet and continuing for a distance of 325.61 feet to a P.K. nail set in asphalt on the centerline of Sloan Road for the Southwest corner hereof, same being the Northwest corner of said 0.878 acre tract;

THENCE N35°00'00"W along the centerline of Sloan Road (30 feet wide), a distance of 129.50' to the **POINT OF BEGINNING** of the herein described tract and containing 0.8838 acre (38,500 Sq. Ft.) of land, more or less.



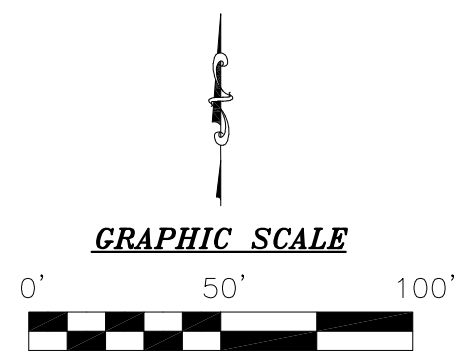
LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - WOOD FENCE
 - CHAINLINK FENCE
 - OVERHEAD ELECTRIC
 - SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - FOUND METAL PIPE
 - FENCE POST
 - FOUND PK NAIL
 - SET PK NAIL
 - TELEPHONE PEDESTAL
 - POWER POLE
 - CONTROL MONUMENT

SURVEYOR'S NOTE(S):
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080921-03643 ISSUED ON 09/27/21.

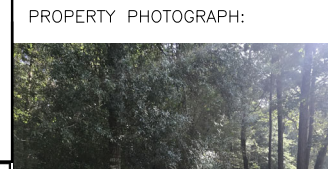
FLOOD INFORMATION
FIRM: 48339C PANEL: 0600 G
REV. DATE: 08/18/2014
ZONE: "X" & SHADED "X"

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, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and TEXAS RE INVESTMENTS LLC AOA 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 0.8838 ACRE PARCEL OF LAND recorded in Volume 647 Page 50, of the Map/Deed and Plat Records of MONTGOMERY County, Texas. located in the LITTLE BEASLY PRUITT SURVEY, A-420
Borrower: TEXAS RE INVESTMENTS LLC AOA
Address: 0 SLOAN RD, CONROE, TEXAS 77306 GF No. 3080921-03643

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:



Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY			
JOB NO.:	2110029161	NO.	REVISION
DATE:	10/04/21		
DRAWN BY:	CP/DT		
APPROVED BY:	DMC		

Donald M. Cookston

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.