

**SURVEYOR'S NOTE:**  
 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 ALLIANT NATIONAL TITLE INSURANCE COMPANY OF NO. 21-56793 ISSUED ON 01/20/21.

BASIS OF BEARING, TEXAS CENTRAL NAD 83.

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

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

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- WOOD FENCE
- - - OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- ⊙ FOUND IRON PIPE
- ⊗ FOUND "X" ON CONCRETE
- ⊕ ELECTRIC METER
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ GUY ANCHOR
- CM CONTROL MONUMENT

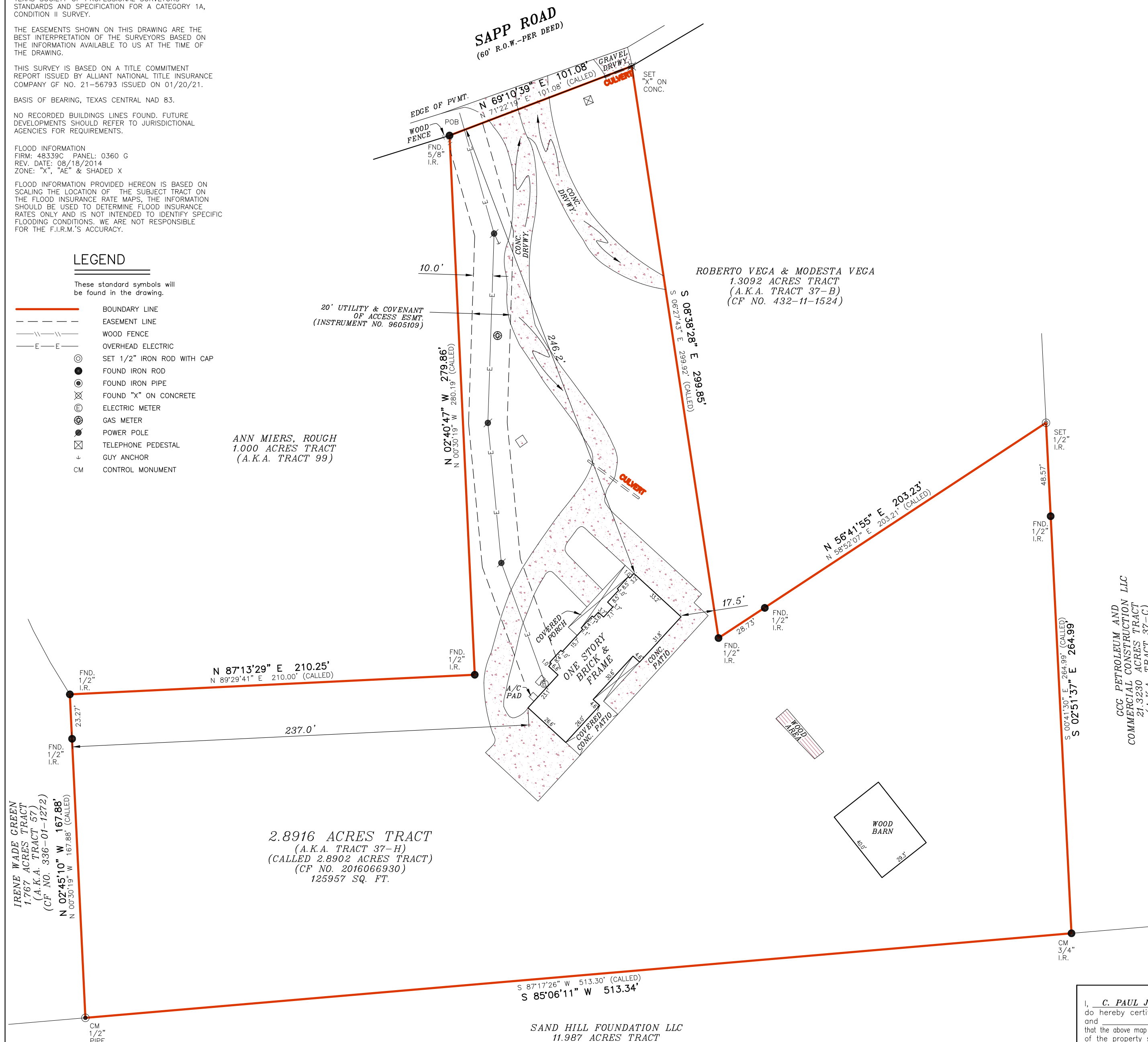
ANN MIERS, ROUGH  
 1.000 ACRES TRACT  
 (A.K.A. TRACT 99)

ROBERTO VEGA & MODESTA VEGA  
 1.3092 ACRES TRACT  
 (A.K.A. TRACT 37-B)  
 (CF. NO. 432-11-1524)

CCC PETROLEUM AND  
 COMMERCIAL CONSTRUCTION LLC  
 21.3230 ACRES TRACT  
 (A.K.A. TRACT 37-C)  
 (CF. NO. 2020046451)

2.8916 ACRES TRACT  
 (A.K.A. TRACT 37-H)  
 (CALLED 2.8902 ACRES TRACT)  
 (CF. NO. 2016066930)  
 125957 SQ. FT.

SAND HILL FOUNDATION LLC  
 11.987 ACRES TRACT  
 (A.K.A. TRACTS 6, 6-A, 6-C, 6-D.)  
 (CF. NO. 2015085732)



2.8916 Acre (125,957 Square Feet)  
 Mary Corner Survey, Abstract Number 9  
 Montgomery County, Texas  
 BEING a 2.8916 acre (125,957 Sq. Ft.) tract (AKA Tract 37-H), being that same tract or parcel of land as recorded in Clerks File Number 2016066930, of the Map Records, Montgomery County, Texas, also being out of a called 16.00 acre tract as recorded in Volume 255, Page 92, of the Deed Records of Montgomery County, Texas, and being in the Mary Corner Survey, Abstract Number 9, Montgomery County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for corner, said corner being on the south right of way line of Sapp Road (60 feet wide), said corner also being the northwest corner of the herein described tract;

THENCE, N 69° 10' 39" E, along the south right of way line of Sapp Road and the north line of the herein described tract, a distance of 101.08 feet to a set "X" in concrete for corner, said corner also being northwest corner of a called 1.3092 acre tract (AKA Tract 37-B), as recorded in Clerks File Number 432-11-1524, Montgomery County, Texas, and being the northeast corner of the herein described tract;

THENCE, S 08° 38' 28" E, along the west line of said called 1.3092 acre tract and the east line of the herein described tract, a distance of 299.85 feet to a 1/2-inch iron rod found for corner, said corner also being an angle corner of the herein described tract;

THENCE, N 56° 41' 55" E, along the south line of said called 1.3092 acre tract and a north line of the herein described tract, a distance of 203.23 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner also being on the west line of a called 21.3230 acre tract (AKA Tract 37-C), as recorded in Clerks File Number 2020046451, Montgomery County, Texas, and being the most northeast corner of the herein described tract;

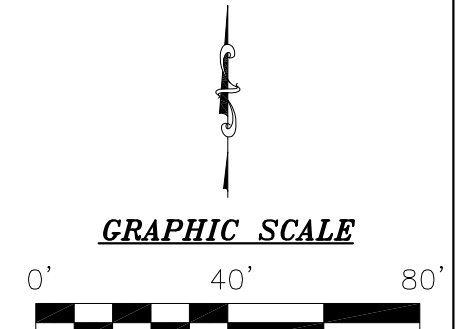
THENCE, S 02° 51' 37" E, along the west line of said called 21.3230 acre tract and the east line of the herein described tract, a distance of 264.99 feet to a 3/4-inch iron rod found for corner, said corner also being on the north line of a called 11.987 acre tract, as recorded under Clerks File Number 2015085732, Montgomery County, Texas, and being the southeast corner of the herein described tract;

THENCE, S 85° 06' 11" W, along the north line of said called 11.987 acre tract and the south line of the herein described tract, a distance of 513.34 feet to a 1/2-inch iron pipe found for corner, said corner also being the southeast corner of a called 1.767 acre tract, as recorded under Clerks File Number 336-01-1272, Montgomery County, Texas, and being the most southwest corner of the herein described tract;

THENCE, N 02° 45' 10" W, along the east line of said called 1.767 acre tract and the west line of the herein described tract, a distance of 167.88 feet to a 1/2-inch iron pipe found for corner, said corner also being an angle corner of the herein described tract;

THENCE, N 87° 13' 29" E, along a north line of the herein described tract, a distance of 210.25 feet to a 1/2-inch iron pipe found for corner, said corner also being an angle corner of the herein described tract;

THENCE, N 02° 40' 47" W, along the west line of the herein described tract, a distance of 279.86 feet to the POINT OF BEGINNING and CONTAINING (125,957 Sq. Ft.) or 2.8916 acres of land.



I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to VALERO TITLE, INC and CALIBER HOME LOANS, INC 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 2.8916 ACRE PARCEL OF LAND recorded in Clerk's File 2016066930, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the MARY CORNER SURVEY, A-9  
 Borrower: ZACKARY MURRAY  
 Address: 5687 SAPP RD., CONROE, TX 77304 GF No. 21-56793

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: INSTRUMENT NO. 9605109, OFFICIAL RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

**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.:	2101024464	NO.	REVISION	DATE
DATE:	02/01/21			
DRAWN BY:	LN			
APPROVED BY:	CPJ			

FIRM REGISTRATION NO. 10190700  
 C. PAUL JONES SR., R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 5480  
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.