

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00'	175.15'	148.79'	N 74°27'28" W	111°30'19"

METES AND BOUNDS  
1.50 ACRE PARCEL  
LOCATED IN THE  
M. MORSE SURVEY,  
ABSTRACT 338,  
MONTGOMERY COUNTY, TEXAS

Being a 1.50 acre parcel of land situated in the M. Morse Survey, Abstract 338, Montgomery County, Texas, and consisting of Lots 3, 4, and the northeast half of Lot 2, in Block 2 of Lake Rollingwood, Section 1 as recorded in Volume 5, Page 511 of the Map Records of Montgomery County, and being the same property as described in deed recorded in Montgomery County Clerk's File 2018069477, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the northern right of way of Rollingwood Loop (60' R.O.W.) for the southeast corner of the called 0.3441 acres being the southwest half of Lot 2 as described in M.C.C.F. 2005067146, and marking the southwest corner of the herein described parcel;

**THENCE**, North 31° 01' 57" West, a distance of 144.38 feet (called 137.56 feet) along the northeastern line of the called 0.3441 acres to a 5/8" iron rod found in the southeastern right of way of F.M. 1484 (unknown R.O.W.) for the northeast corner of the called 0.3441 acres, and marking the northwest corner of the herein described parcel;

**THENCE**, North 67° 01' 03" East, along the southeastern right of way of F.M. 1484, passing at a distance of 403.70 feet a 1/2" iron rod set with plastic cap for reference, and continuing for a total distance of 453.70 feet to a point for corner in the centerline of Caney Creek marking the northeast corner of the herein described parcel;

**THENCE**, South 27° 34' 25" West, a distance of 103.58 feet along the centerline of Caney Creek to a point for corner marking an angle point in the eastern line of the herein described parcel;

**THENCE**, South 01° 31' 40" West, a distance of 101.76 feet along the centerline of Caney Creek to a point for corner for the northeast corner of Lot 5, and marking the southeast corner of the herein described parcel;

**THENCE**, South 45° 23' 49" West, along the northwestern line of Lot 5, passing at a distance of 50.00 feet a 1/2" iron rod set with plastic cap for reference, and continuing for a total distance of 209.62 feet to a 1/2" iron rod set with plastic cap in the northern right of way of Rollingwood Loop for the southwest corner of Lot 5, and marking the southeast corner of the herein described parcel;

**THENCE**, along the northern right of way of Rollingwood Loop and a curve to the left having a radius of 90.00 feet, an arc length of 175.15 feet, and a chord bearing North 74° 27' 28" West, a distance of 148.79 feet back to the **POINT OF BEGINNING** and containing 1.50 acres of land.

### LEGEND

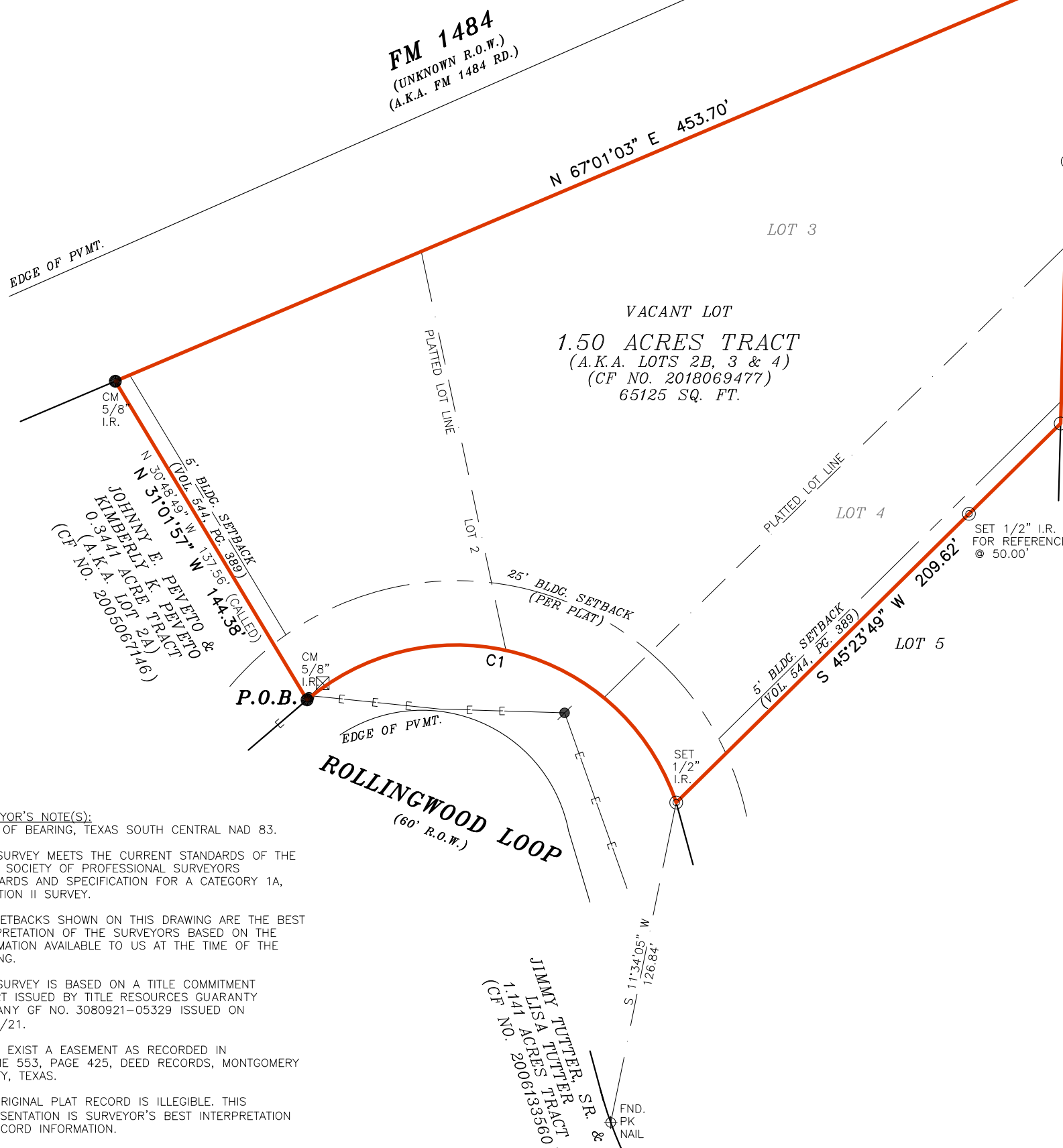
These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND PK NAIL
- TELEPHONE PEDESTAL
- POWER POLE
- CONTROL MONUMENT

FLOOD INFORMATION  
FIRM: 48339C PANEL: 0250 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.

### GRAPHIC SCALE



**SURVEYOR'S NOTE(S):**  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

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 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 TITLE RESOURCES GUARANTY COMPANY GF NO. 3080921-05329 ISSUED ON 11/01/21.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 553, PAGE 425, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and ZS REAL ESTATE HOLDINGS 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 1.50 ACRE PARCEL OF LAND recorded in Clerk's File 2018069477, of the Map/Deed and Plat Records of MONTGOMERY County, Texas, located in the M. MORSE SURVEY, A-338

Borrower: ZS REAL ESTATE HOLDINGS LLC AOA  
Address: 0 ROLLINGWOOD LOOP, CONROE, TEXAS 77303 GF No. 3080921-05329

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 5, PAGE 511, MAP RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 542, PAGE 622, DEED RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 544, PAGE 389, DEED RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2111030021	NO.	REVISION
DATE:	11/12/21		
DRAWN BY:	DS/AM		
APPROVED BY:	DEK		



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

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