



FRANK W. KELLY & JOHNNIE P. KELLY
LOT 10, BLOCK 2
(CF NO. 8747708)

EMERY BERRY & ANNIE LEE BERRY
LOT 9, BLOCK 2
(CF NO. 7605776)

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - BUILDING SETBACK LINE
 - x - CHICKEN FENCE
 - o - CHAINLINK FENCE
 - e - OVERHEAD ELECTRIC
 - r - SET 1/2" IRON ROD WITH CAP
 - FOUND IRON ROD
 - ⊙ FENCE POST
 - ⊛ POWER POLE
 - * LIGHT POLE
 - ⊞ ELECTRIC BOX
 - CM CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48339C PANEL: 0480 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.

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
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 AGENTS NATIONAL TITLE INSURANCE OF NO. 23-65324 ISSUED ON 05/11/23.

I, **LUTHER J. DALY**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **VALERO TITTE, INC.**

that the above map is true and correct according to an actual field survey, made by me or under my supervision, and 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 0.8708 ACRE PARCEL OF LAND** recorded in Clerk's File **2023038416** of the Map/Deed and Plat Records of **MONTGOMERY** County, Texas, located in the **WILLIAM T. DUNLAVY SURVEY, A-168**

Borrower/Owner: **318 SAGEBRUSH LN., MAGNOLIA, TX 77354** GF No. **23-65324**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 609, PAGE 457, DEED RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

LAND TITLE SURVEY

JOB NO.:	NO.	REVISION	DATE
2312042135			
DATE:	12/05/23		
DRAWN BY:	SA/DBT		
APPROVED BY:	LJD		

LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

FIRM REGISTRATION NO. 10190700

REGISTERED PROFESSIONAL LAND SURVEYOR

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Being a 0.8708 acre tract of land located in the William T. Dunlavy Survey, A-168, Montgomery County, Texas, said 0.8708 acre tract being called Lot 6, Block 3, of Dogwood Patches, Section V, a subdivision in Montgomery County, Texas (plot not found), and being described in Clerk's File Number 2023038416, of the Official Public Records of Montgomery County (O.P.R.M.C.), Texas; said 0.8708 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, Central Zone):

BEGINNING at 1/2-inch iron rod with cap stamped "OSC" set on the east right-of-way line of Sagebrush Ln. (called 60 feet wide) for the northwest corner of said Lot 6, and the southwest corner of Lot 5, Block 3, of said subdivision; described in a deed to Deborah Y. Reynolds in Clerk's File Number 014035916 of the O.P.R.M.C.;

THENCE North 86 degrees 31 minutes 44 seconds East, a distance of 302.65 feet, with the common line of said Lots 6 & 5, to the common east corner of said Lot 6 & 5, on the west line of a called 193.406-acre tract, described in a deed to Audubon Magnolia Development, LLC, in Clerk's File Number 2016095007 of the O.P.R.M.C. from which a fence post bears N55°18'08" W, 0.62;

THENCE South 03 degrees 05 minutes 20 seconds East, a distance of 125.50 feet, with the east line of said Lot 6 and the west line of said 193.406-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said Lot 6 and the northeast corner of Lot 7, Block 3, of said subdivision; described in a deed to Eunice L. James & Clementine C. James, in Clerk's File Number 7742934 of the O.P.R.M.C.;

THENCE South 86 degrees 31 minutes 44 seconds West, a distance of 301.82 feet, with the common line of said Lot 6 & 7, to a 1/2-inch iron rod with cap stamped "OSC" set on the east right-of-way line of said Sagebrush Ln., for the common west corner of said Lots 6 & 7;

THENCE North 03 degrees 28 minutes 16 seconds West, a distance of 125.50 feet, with the west line of said Lot 6 and the east right-of-way line of said Sagebrush Ln., to the POINT OF BEGINNING and containing 0.8708 acres of land.