MOUNT ZION ROAD
(80' WIDE PUBLIC ROAD)
(VOL. 485, PG. 55, M.C.D.R.)

eoa
Rec: N 89°00'00" E 319.44' (115 varas)
N 89°56'06" E 328.85'

P.O.B.
found 1/2" iron rod "LSMC 1962"

found 1/2" iron rod "LSMC 1962"

John Wesley Castine
Called 4.00 Ac.
MCCF #2011-071469

MOUNT ZION ACRES SUBD.
BLOCK 1
CAB. Z, SHEET 1098, M.C.M.R.

LOT 1

LOT 2

Robert O. & Wanda S. Osborne
Called 14.051 Ac.
MCCF #2004-053600

Rec: N 01°00'00" E 813.89' (293 varas)
N 00°03'19" E 794.58'

JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 15

found 1" iron bar

0.9'

0.7'

Rec: S 89°00'00" E 1075.00' (387 varas)
S 89°57'42" E 1080.97'

found R.R. iron

Rec: S 14°25'00" E 1849.44' (665.8 varas)
S 16°02'29" E 1836.53'

Lisa Michele Bryant
Called 132.4715 Ac.
MCCF #9502922

N 25°00'00" W 1127.30'
Rec: N 25°00'00" W 1122.22' (404 varas) basis for bearings

43.522
ACRES
Called 44.5 Ac.
MCCF #2001-110196

Maria De La Luz Ortiz
Called 66.3792 Ac.
MCCF #2005-052687

found 1/2" iron rod

S 87°58'42" W 1442.54'
Rec: S 89°00'00" W 1444.44' (520 varas)

0.3'

found 1/2" iron rod "LSMC 1962"

DDC Properties, Ltd.
Called 2,075.006 Ac.
MCCF #9502922

LEGEND

wm	= water meter
mh	= manhole
cbl.	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
eoa	= edge of asphalt
rec.	= record call
B.L.	= building line
U.E.	= utility easement
D.E.	= drainage easement
A.E.	= aerial easement
M.C.D.R.	= Montgomery County Deed Records
M.C.M.R.	= Montgomery County Map Records

N
W E
S

0' 100' 200' 300'

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. G196-01	Key Map 98K	DRAWING DATE: 08/24/15
		REVISED:
		DRAWN BY: CDF

BOUNDARY SURVEY
FOR: IAN & DEBBIE GERRARD
5132 MOUNT ZION ROAD
WILLIS, TEXAS 77378

BEING 43.522 acres, situated in the Jose Maria de la Garza Survey, Abstract No. 15, being that same called 44.5 acre tract described in deed recorded under Clerk's File No. 2001-110196 of the Official Public Records of Montgomery County, Texas, and being further described by attached metes and bounds.

Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
Old Republic National Title Ins. Co.
G.F. No. 1501000019BB
Effective date: 08/07/2015

Notes:
1) Surveyor has not completely abstracted subject property and has relied upon the Title Commitment for all matters of record.
2) No visible or apparent easements or encroachments affecting subject property noted at the time of survey.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0250 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 08/20/15 JS

STATE OF TEXAS
REGISTERED
ZACHARIAH R. SAVORY
5966
PROFESSIONAL
LAND SURVEYOR

Zachariah R. Savory
Registered Professional Land Surveyor No. 5966

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
43.522 ACRES
IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO. 15
MONTGOMERY COUNTY, TEXAS

BEING a 43.522 acre tract of land situated in the Jose Maria De La Garza Survey, Abstract No. 15, Montgomery County, Texas, being that certain called 44.5 acre tract described in instrument recorded under Clerk's File Number 2001-110196, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 43.522 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "LSMC 1962" found in the southerly right-of-way of Mount Zion Road, (80 feet wide) for the northeasterly corner of that certain called 14.051 acre tract described in instrument recorded under Clerk's File Number 2004-053600, O.P.R.M.C.T., being the most northerly northwest corner of said 44.5 acre tract and the herein described 43.522 acre tract;

THENCE North 89°56'06" East, 328.85 feet, with the southerly right-of-way of said Mount Zion Road, the easterly north line of said 44.5 acre tract, to a ½ inch iron rod with cap stamped "LSMC 1962" found for the northwesterly corner of that certain called 132.4715 acre tract described in instrument recorded under Clerk's File Number 9502922, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), being the northeasterly corner of said 44.5 acre tract and the herein described 43.522 acre tract;

THENCE South 16°02'29" East, 1836.53 feet, with the easterly line of said 44.5 acre tract, the westerly line of said 132.4715 acre tract, to a ½ inch iron rod with cap stamped "LSMC 1962" found for an interior corner of said 132.4715 acre tract, being the southeasterly corner of said 44.5 acre tract and the herein described 43.522 acre tract;

THENCE South 87°58'42" West, 1442.54 feet, with the southerly line of said 44.5 acre tract, the westerly north line of said 132.4715 acre tract, the northerly line of that certain called 2,075.006 acre tract described in instrument recorded under Clerk's File Number 9502922, R.P.R.M.C.T., to a ½ inch iron rod found in the northeasterly line of that certain called 66.3792 acre tract described in instrument recorded under Clerk's File Number 2005-052687, O.P.R.M.C.T., for the northwesterly corner of said 2,075.066 acre tract, being the southwesterly corner of said 44.5 acre tract and the herein described 43.522 acre tract;

THENCE North 25°00'00" West, 1127.30 feet, with the southwesterly line of said 44.5 acre tract, the northeasterly line of said 66.3792 acre tract, to a 1 inch iron bar found for the southwesterly corner of that certain called 4.00 acre tract described in instrument recorded under Clerk's File Number 2011-071469, O.P.R.M.C.T., being the most westerly northwest corner of said 44.5 acre tract and the herein described 43.522 acre tract;

THENCE South 89°57'42" East, 1080.97 feet, with the westerly north line of said 44.5 acre tract, the southerly line of said 4.00 acre tract, the southerly line of Mount Zion Acres Subdivision, plat of said subdivision recorded in Cabinet Z, Sheet 1098, of the Montgomery County Map Records, the southerly line of said 14.051 acre tract, to a rail road iron found for the southeasterly corner of said 14.051 acre tract, being an interior corner of said 44.5 acre tract and the herein described 43.522 acre tract;

THENCE North 00°03'16" East, 794.58 feet, with the westerly line of said 44.5 acre tract, the easterly line of said 14.051 acre tract, to the **POINT OF BEGINNING;**

CONTAINING a computed area of 43.522 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 20, 2015 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. G196-01.

Bearings recited hereon are based on the record bearing (North 25°00'00" West) of the monumented southwesterly line of said 44.5 acre tract.

August 24, 2015
Date



Zachariah R. Savory
R.P.L.S. No. 5966

Docusign Envelope ID: 12823700-CB58-82DC-8221-7F926F8B4E26

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT

(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 7/16/2026 GF No. _____

Declarant: IAN MARTIN GERRARD

Description of Property: A0015 - DE LA GARZA, TRACT 33, ACRES 43.75 & A0015 - DE LA GARZA, TRACT 33, ACRES 0.75

County MONTGOMERY, Texas

Date of Survey: 8/24/2015

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")

2. I am familiar with the property and the improvements located on the Property.

3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:

   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;

   b. changes in the location of boundary fences or boundary walls;

   c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;

   d. conveyances, replattings, easement grants and/or easement dedications(such as a utility line) by any party affecting the Property.

   EXCEPT for the following (If None, Insert "None" Below):

   construction of home + pool + utilities/storage shed + solar array + rv/boat storage + floating deck on pond

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

Docusign Envelope ID: 12823700-CB58-82DC-8221-7F926F8B4E26

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is ian gerrard. My date of birth is 04/26/1965. and my address is 5132 mount zion rd, new waverly, texas 77358 I declare under penalty of perjury that the foregoing is true and correct. Executed in montgomery County, State of Texas, on the 16 day of july, 2026. Signed: Signed by: Declarant	My name is _____. My date of birth is _____. and my address is _____ _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant