

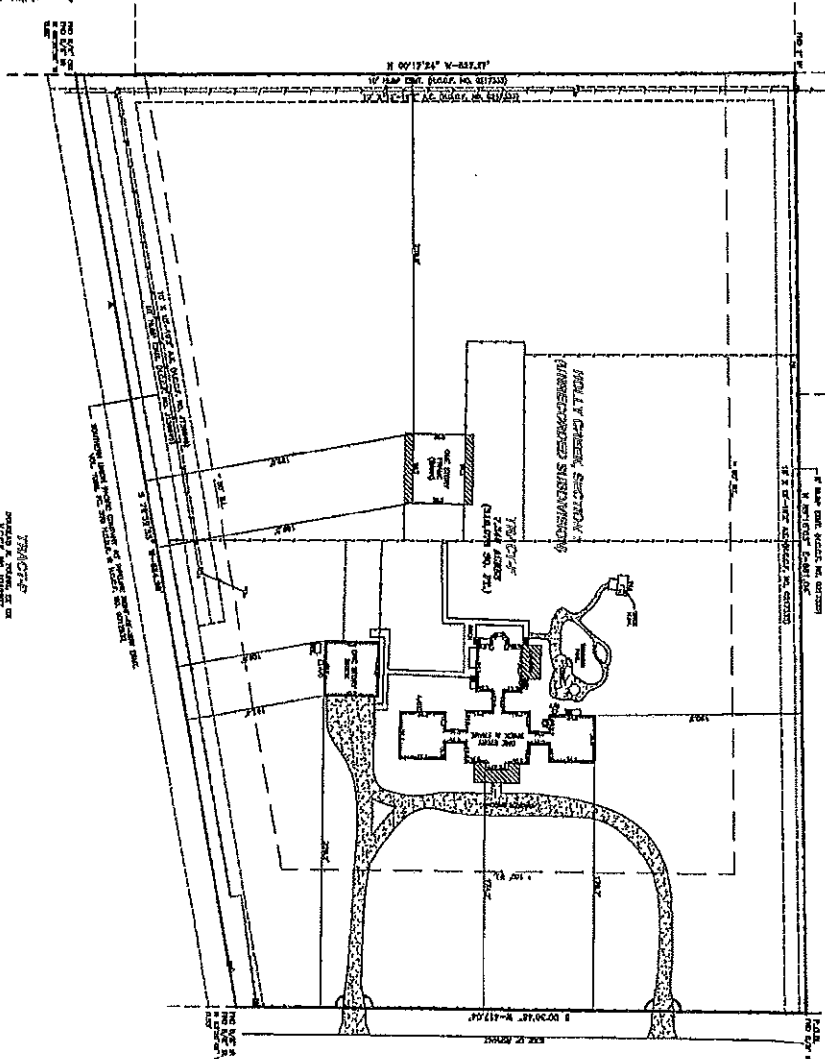


**THATCHER**  
**VERONICA B. MONTGOMERY**  
**KCCCF, INC., 20115554**

1940-1941  
 1942-1943

7/16/63-25  
FRIEDMAN, A. MICHAEL  
LACR, MA, 300-10000

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HOLLY CREEK TRAIL

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SHEET 1 OF 1	BOULE 1'-4"	DATE: 08-23-11
	KINOSHITA	
	BOOK: N/A	
	DRAWN BY: E.M.	
	APPROVED BY: E.M.	
	PROJECT NO.: 10060-M	

STEWART TITLE COMPANY	LAND TITLE SURVEY
PURCHASER: PETER A. & KRISTIN MONTEMARANO-STERZING LENDER: USAA FIRST MORTGAGE PROPERTY ADDRESS: 22911 HOLLY CREEK TRAIL TOMBALL, TEXAS 77377	7.349 ACRES OF LAND KNOWN AS TRACT F OF HOLLY CREEK, SECTION 1, AN UNRECORDED SUBDIVISION SITUATED IN THE J.H. EDWARDS SURVEY, A-20, HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

**PICKERING & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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Montgomery, Texas 77316  
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#### METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 7.346 ACRE (319,973 SQUARE FOOT) TRACT OR PARCEL OF LAND BEING KNOWN AS "TRACT F" OF HOLLY CREEK, SECTION 1 AN UNRECORDED SUBDIVISION SITUATED IN THE J.H. EDWARDS SURVEY, A-20, HARRIS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO GERALD S. MEINECKE, ET UX FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. V824496 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS; SAID 7.346 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 5/8 INCH IRON ROD FOUND AT THE EASTERLY NORTHEAST CORNER OF THAT CERTAIN CALL 3.500 ACRE TRACT OF LAND OUT OF TRACT U OF SAID HOLLY CREEK, SECTION 1 PART B, UNRECORDED, AS DESCRIBED IN A DEED FILED FOR RECORD UNDER H.C.C.F. NO. T764400 AND LYING IN THE WEST RIGHT-OF-WAY LINE OF HOLLY CREEK TRAIL, (60.00 FEET WIDE) AND MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET;

THENCE SOUTHWESTERLY, ALONG THE WEST LINE OF HOLLY CREEK TRAIL, WITH SAID CURVE RIGHT, AT AN ARC DISTANCE OF 186.27 FEET PASSING THE SOUTHEAST CORNER OF SAID 3.500 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALL 2.000 ACRE TRACT OF LAND OUT OF TRACT U OF SAID HOLLY CREEK, SECTION 1 PART B AS DESCRIBED IN A DEED FILED FOR RECORD UNDER H.C.C.F. NO. V501372, CONTINUING THROUGH A CENTRAL ANGLE OF 26°06'56", A CHORD BEARING AND DISTANCE OF S 04°34'15" W, 280.16 FEET, A TOTAL ARC DISTANCE OF 282.60 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF SAID 2.000 ACRE TRACT OF LAND FOR THE POINT OF TANGENCY;

THENCE S 17°37'43" W, A DISTANCE OF 39.15 FEET ALONG THE WEST LINE OF SAID HOLLY CREEK TRAIL TO AN ANGLE POINT IN THE EAST LINE OF SAID 2.000 ACRE TRACT OF LAND MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS N 17°43'12" E, 0.32 FEET;

THENCE SOUTHWESTERLY, ALONG THE WEST LINE OF HOLLY CREEK TRAIL, WITH SAID CURVE TO THE LEFT THROUGH CENTRAL ANGLE OF 18°23'38", A CHORD BEARING AND DISTANCE OF S 08°25'54" W, 73.52 FEET, AN ARC DISTANCE OF 73.84 FEET TO A 5/8 INCH IRON ROD FOUND IN THE COMMON LINE OF SAID HOLLY CREEK, SECTION 1, AND SAID HOLLY CREEK, SECTION 1 PART B MARKING THE SOUTHEAST CORNER OF SAID 2.000 ACRE TRACT OF LAND AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT F;

THENCE S 00°30'48" W, A DISTANCE OF 417.04 FEET ALONG THE WEST LINE OF SAID HOLLY CREEK TRAIL TO A 5/8 INCH IRON ROD WITH CAP FOUND MARKING THE NORTHEAST CORNER OF TRACT P OF SAID HOLLY CREEK, SECTION 1 AS DESCRIBED IN A DEED FILED FOR A RECORD UNDER H.C.C.F. NO. V385394 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT F, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS N 83°29'48" W, 0.53 FEET;

THENCE S 79°59'58" W, A DISTANCE OF 684.98 FEET ALONG THE COMMON LINE OF SAID TRACT P AND TRACT F TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE EAST LINE OF TRACT 2H OF HOLLY CREEK, SECTION 2, AN UNRECORDED SUBDIVISION SITUATED IN THE J.H. EDWARDS SURVEY, A-20 IN HARRIS COUNTY, TEXAS AS DESCRIBED IN DEED FILED FOR RECORD UNDER H.C.C.F. NO. 2009428927 MARKING THE NORTHWEST CORNER OF SAID TRACT P AND SOUTHWEST CORNER OF SAID TRACT F, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS N 66°31'38" W, 0.62 FEET;

THENCE N 00°17'24" W, A DISTANCE OF 527.27 FEET ALONG THE COMMON LINE OF SAID TRACT F AND SAID HOLLY CREEK, SECTION 2 TO A 2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID HOLLY CREEK, SECTION 1 PART B, THE NORTHEAST CORNER OF TRACT 2K OF SAID HOLLY CREEK, SECTION 2 AS DESCRIBED IN A DEED FILED FOR THE H.C.C.F. NO. S823874, THE SOUTHEAST CORNER OF TRACT 2N OF SAID HOLLY CREEK, SECTION 2 AS DESCRIBED IN A DEED FILED FOR THE H.C.C.F. NO. P048047, THE SOUTHWEST CORNER OF THAT CERTAIN CALL 2.52 ACRE TRACT BEING COMPRISED OF TRACT V AND PART OF TRACT U OF SAID HOLLY CREEK, SECTION 1 PART B AS DESCRIBED IN A DEED FILED FOR H.C.C.F. NO. S776591, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT F;

THENCE N 89°16'03" E, ALONG THE COMMON LINE OF SAID 2.52 ACRE TRACT OF LAND, SAID TRACT F, AND SAID HOLLY CREEK, SECTION 1 PART B, PASSING AT 232.08 FEET A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 2.52 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID 2.000 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 681.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.346 ACRES, (319,973 SQUARE FEET) OF LAND, MORE LESS.