

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.560 ACRES (67,933 SQUARE FEET) SITUATED  
IN THE W.S. RHODES SURVEY, ABSTRACT 763  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 1.560 acres (67,933 square feet), situated in the W.S. Rhodes Survey, Abstract Montgomery, Harris County, Texas, being part of a 156.635-acre tract being the same property described in deed recorded in File No. 836250 (Image Code No. 247-01-0741) of the Real Property Records of Montgomery County, Texas, being all of a tract of land conveyed unto Teressa Janice Gomez by deed recorded under Clerk's File No. (198.10/0580), of the official public records of Montgomery County, Texas. Said 1.560-acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a found rail road spike in the intersection of the south right-of-way line of FM 3083 (100.00 feet wide and the west right-of-way line of Gulf Coast Road, (50.00 feet wide));

**THENCE** South  $02^{\circ}11'38''$  East along the west right-of-way line of said Gulf Coast Road, a distance of 109.09 feet passing a found 60D nail in, continuing for an additional 130.11 feet passing a found 5/8-inch iron rod in the south southeast corner of a tract of land conveyed unto Lee Overall and Deborah L. Overall by deed recorded under Clerk's File No. 8754484, continuing for an additional 702.23 feet passing a found 1/2-inch iron rod in the southeast corner of a tract of land conveyed unto Miles Terrell and Deborah Terrell by deed recorded under Clerk's File No. 8602549, continuing an addition 751.20 feet for a total distance of 1,512.62 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of the said tract herein described and the **POINT OF BEGINNING**;

**THENCE** continuing South  $02^{\circ}13'27''$  East along the west right-of-way line of said Gulf Coast Road, a distance of 172.00 feet to a found 1/2-inch iron rod with cap marked "Jeff Moon RPLS 4869" for the southeast corner of the said tract herein described;

**THENCE** South  $74^{\circ}23'23''$  West, a distance of 349.50 feet passing a found 5/8-inch iron rod at a distance of 349.50 feet, continuing for a total distance of 708.40 feet to a 4-inch wood post for an angle point in the south line of the said tract herein described;

**THENCE** North  $02^{\circ}09'27''$  East, a distance of 25.13 feet to a 4-inch wood post for the northwest corner of the said tract herein described;

**THENCE** North  $80^{\circ}50'47''$  East, a distance of 45.63 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for angle point in the north line of the said tract herein described;

North  $58^{\circ}53'47''$  East, a distance of 128.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an angle point in the north line of the said tract herein described;

**THENCE** North  $61^{\circ}20'47''$  East, a distance of 171.10 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an angle point in the north line of the said tract herein described;

**THENCE** North  $62^{\circ}50'47''$  East, a distance of 198.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an angle point in the north line of the said tract herein described;

**THENCE** North  $46^{\circ}52'47''$  East, a distance of 216.00 feet to the **POINT OF BEGINNING** and containing 1.560 acres (67,933 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 18, 2019, job number 6-74530-19*



LINE	BEARING	DISTANCE
L1	N 02°09'27" E	25.13'

W.S. RHODES  
SURVEY  
ABSTRACT 763

DAISY REAL  
FILM CODE 636-01-2105  
O.P.R.M.C.

DENBURY ONSHORE LLC  
FILE NO. 2012118064  
O.P.R.M.C.

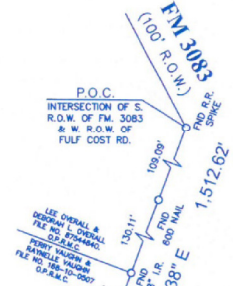
CALLED 4.63 AC.  
BART C. ERICKSON  
& KEELY ERICKSON  
FILM CODE 331-11-1916  
O.P.R.M.C.

JESSE ALLEN REAL, SR.  
FILE NO. 2019015627  
O.P.R.M.C.

PEGGY A. BAKER  
FILE NO. 019-00-1982  
O.P.R.M.C.

1.560-ACRE  
(67,933 SQ.FT.)

TERESSA JANICE GOMEZ  
FILM CODE 198-10-0580  
O.P.R.M.C.



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO TERESSA JANICE GOMEZ, RECORDED IN COUNTY CLERK'S FILE NO. (198.10/0580) OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO BEARD REALTY GROUP FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.



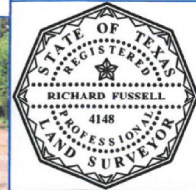
**LEGEND**

	CONCRETE		FENCE
	COVERED AREA		WOOD
	GRAVEL		WIRE
			4" WOOD POST
			SET 1/2" IR W/CAP MARKED "SURVEY 1"



LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 1.560 ACRE (67,933 SQUARE FEET) SITUATED IN THE W.S. RHODES SURVEY, ABSTRACT 763, MONTGOMERY COUNTY, TEXAS, BEING PART OF A 156.635-ACRE TRACT, BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN FILE NO. 836250 (IMAGE CODE NO. 247-01-0741) OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 8, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
No. 4148

CLIENT:	TBD	FIELD CREW:	JR	TECH:	EF
ADDRESS:	14080 GULF COAST ROAD	DRAFTER:	LG3	FINAL CHECK:	SF
	www.survey1inc.com survey1@survey1inc.com	DATE:	7-18-19	JOB#	6-74530-19
	<b>Survey 1, Inc.</b> Your Land Survey Company				
	Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382				