

GF NO. 3016921-00243 AMERICAN TITLE  
 ADDRESS: COUNTRY OAK DRIVE  
 WILLS, TEXAS 77318  
 BORROWER: GRABA EQUITY CORP.

**3.3357 ACRES  
 LOTS 9, 12 AND 13  
 COUNTRY RUN**

AN UNRECORDED SUBDIVISION SITUATED IN THE  
 WILLIAM WEIR SURVEY, A-42  
 MONTGOMERY COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
 NOTE: EASEMENT TO GUY STATES UTILITIES CO.  
 PER OF NO. 8036148.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0225 G  
 MAP REVISION: 08/18/2014  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

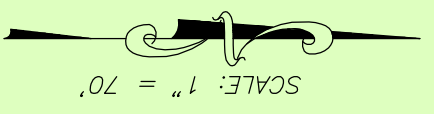
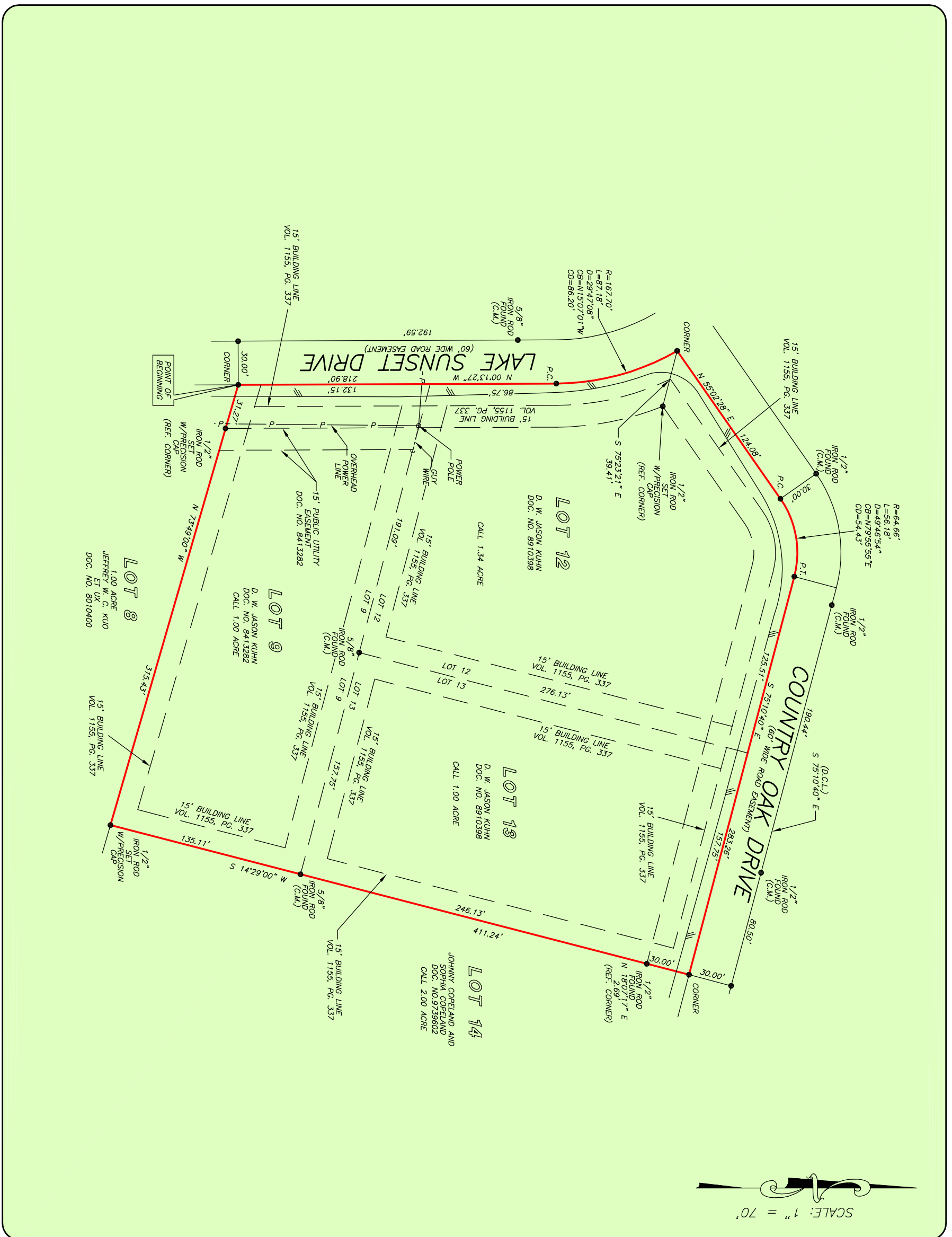
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: DOC. NO. 8010398 M.C.D.R.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND THAT THIS PLAN CORRECTLY  
 REPRESENTS THE FACTS FOUND AND THE NO  
 ENCROACHMENTS APPARENT ON THE GROUND  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 21-00662  
 FEBRUARY 10, 2021  
 REVISED: FEBRUARY 23, 2021 (EASEMENT/BUILDING LINES)



DRAWN BY: MM/RE



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionsurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 980 THREEHUNDRED STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 3.3357 ACRES, (145,302 SQUARE FEET), BEING LOTS 9, 12 AND 13, COUNTRY RUN, AN UNRECORDED SUBDIVISION SITUATED IN THE WILLIAM WEIR SURVEY, ABSTRACT NUMBER 42, MONTGOMERY COUNTY, TEXAS, SAID 3.3357 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND BEING SAID LOT 9 AS CONVEYED TO D. W. JASON KUHN BY INSTRUMENT RECORDED IN DOCUMENT NO. 8413282 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND BEING SAID LOT 13 AND THAT CERTAIN CALLED 1.34 ACRE TRACT OF LAND BEING SAID LOT 12 AS CONVEYED TO D. W. JASON KUHN BY INSTRUMENT RECORDED IN DOCUMENT NO. 8910398 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 3.3357 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 8910398 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

BEGINNING at a calculated point on the centerline of Lake Sunset Drive, (60.00 foot wide road easement) for the west common corner of said Lot 9 that certain called 1.00 acre tract of land being Lot 8, of said Country Run, as conveyed to Jeffrey W. C. Kuo and Wife, Karen K. Kuo by instrument recorded in Document No. 8010400 of the Official Public Records of Montgomery County, Texas, same being the southwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 00°13'27" W, along the centerline of Lake Sunset Drive, same being the common line of said Lot 9, pass at a distance of 132.15 feet a calculated point for the west common corner of said Lots 9 and 12, and continuing for a total distance of 218.90 feet to a calculated point for the point of curvature of a curve to the left;

Thence, Northwesterly, along the centerline of Lake Sunset Drive, same being the common line of said Lot 12, with the arc of said curve to the left, having an included angle of 29°47'08", a radius of 167.70 feet, a chord that bears, N 15°07'01" W, a chord distance of 86.20 feet, for an arc length of 87.18 feet to a calculated point for the intersection of the centerline of Lake Sunset Drive with the centerline of Country Oak Drive, (60.00 foot wide road easement), same being the west corner of said Lot 12, same being the west corner of the herein described tract, from which a capped, (Precision Surveyors), iron rod set for reference bears, S 75°23'21" E, a distance of 39.41 feet;

Thence, N 55°02'28" E, along the centerline of Country Oak Drive, same being the common line of said Lot 12, a distance of 124.08 feet to a calculated point for the point of curvature of a curve to the right, from which a ½" iron rod found for reference bears, N 34°57'32" W, a distance of 30.00 feet;

Thence, Northeasterly, along the centerline of Country Oak Drive, same being the common line of said Lot 12, with the arc of said curve to the right, having an included angle of 49°46'54", a radius of 64.66 feet, a chord that bears, N 79°55'55" E, a chord distance of 54.43 feet, for an arc length of 56.18 feet to a calculated point for the point of tangency of said curve to the right;

Thence, S 75°10'40" E, along the centerline of Country Oak Drive, same being the common line of said Lot 12, pass at a distance of 125.51 feet a calculated point for the north common corner of said Lots 12 and 13, and continuing for a total distance of 283.26 feet to a calculated point for the north common corner of said Lot 13 and that certain called 2.00 acre tract of land being Lot 14, of said Country Run, as conveyed to Johnny Copeland and Sophia Copeland by instrument recorded in Document No.

9739602 of the Official Public Records of Montgomery County, Texas, same being the northeast corner of the herein described tract;

Thence, S 14°29'00" W, along the common line of said Lots 13 and 14, pass at a distance of 30.00 feet a calculated point on the south line of Country Oak Drive, from which a ½" iron rod found for reference bears, N 18°07'17" E, a distance of 2.69 feet, pass at a distance of 276.13 feet a 5/8" iron rod found for the east common corner of said Lots 13 and 9, and continuing for a total distance of 411.24 feet to a capped, (Precision Surveyors), iron rod set for the south common corner of said Lots 9 and 14, same being the east common corner of said Lots 9 and 8, same being the southeast corner of the herein described tract;

Thence, N 73°49'00" W, along the common line of said Lots 8 and 9, pass at a distance of 284.03 feet a capped, (Precision Surveyors), iron rod set for reference on the east line of Lake Sunset Drive, and continuing for a total distance of 315.43 feet to the POINT OF BEGINNING and containing 3.3357 acres or 145,302 square feet of land, more or less.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 21-00662  
February 18, 2021