

19988. Rouse Royau Drive
Bang a freet of load silanded in his Matthew Morae Sarvar, Abstract No. 138, Monigoners,
Courly, Tasca, stame being a road of land canneyed to Jan Nali and Sarvar Morae Area
rescrede in festionment Immere 20 (1905), Official Policy Rescrete of Management Country,
Management Country, Turces, and being more particularly exercible by market and bounds as
tellows:

Elicibilitic et a 1-1/4 inch iven pipe found for corner, pole corner being the Sunit corner of that thest of lend conveyed to Droid E. Stere and with Corole A. Stere, by deed recorded in instrument Number 2010-000333, Official Public Records of Manipamer, County Favor, and being siding the kortheaut let et a 1 tract of land covered to Stated Brand Brand and Wards Brand, hasband and wife, by deed recorded in hatement Number 2013/00145, Official Public Records of whosperery County, Teast;

ITRICE South 44 degrees 24 minutes 28 seconds West, along the horthwest line of sold Broad Frest, or distance of 28.63.1 feet to a point for cover, sold comer hang the least coverer of a read of load conteyed for Lemuel Elijah Dunn, Ill., by dese recorded in betimened Number 20.02—20.7272.7 OHIGH Pable Research 4 bangknerp. County, Yaou, from which or lenser South 6 sees South 33 degrees 48 minutes 19 seconds West, a drouber of 1.04 feet for whereast.

HINGCT, North 4.4 degrees 15 minutes 09 seconds West, along the kortnect line of sold Duon troct, a distance of £32.44 test to a.5/6 inch ison raci found for corner, solid corner being along the Southeast line of Rose Royal Drive (public right-of-woy);

PHIRDEC Broth 64 degrees of minutes 57 seconds East, along the Southeast line of soid floats Royal Drive, and advance of 202,66 test to a 1 Inch iron pipe found for corner, sold corner being along the Southwest line of told Steen tract;

HEXPCE Suth, 44 degrees 18 minutes 27 seconds East, along the Southwest line of sold Steen tract, a distance of 524,04 feet to the POINT OF BEDINNING and containing 165,087 square feet or 3.79 acres of land.

This undersigned Registered Professional Land Surveyor (C.M. Faquiler) heathy certifies to Christopher Less Staffer, Jean-Rose (E.M. Faquiler) hits is correction with the immediate described in C.F. No. CTH+CD-CTT02722409H bank (Q) this survey and the procession of the control of the contro

C.N. Fauguler
Registered Professional Land Surveyor No. 4372 Executed this 1st September, 2020



















MATTHEW MORSE SURVEY, ABSTRACT NO. 338

MONTGOMERY COUNTY, TEXAS

Being a tract of land situated in the Matthew Morse Survey, Abstract No. 338, Montgomery County, Texas, same being a tract of land conveyed to Jan Null and Sundi Wheat, by deed recorded in Instrument Number 2019000580, Official Public Records of Montgomery County, Texas, also known as Tract 15A of Hillcrest Subdivision, an unrecorded Subdivision in Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4 inch iron pipe found for corner, said corner being the South corner of that tract of land conveyed to David E. Steen and wife, Connie A. Steen, by deed recorded in Instrument Number 2010-000933, Official Public Records of Montgomery County, Texas, and being along the Northwest line of a tract of land conveyed to Richard Brandt and Monica Brandt, husband and wife, by deed recorded in Instrument Number 2013070126, Official Public Records of Montgomery County, Texas;

THENCE South 44 degrees 24 minutes 28 seconds West, along the Northwest line of said Brandt tract, a distance of 286.51 feet to a point for corner, said corner being the East corner of a tract of land conveyed to Lemuel Elijah Dunn, III, by deed recorded in Instrument Number 2002-027127, Official Public Records of Montgomery County, Texas, from which a fence found bears South 33 degrees 48 minutes 19 seconds West, a distance of 1.04 feet for witness;

THENCE North 44 degrees 16 minutes 09 seconds West, along the Northeast line of said Dunn tract, a distance of 629.44 feet to a 5/8 inch iron rod found for corner, said corner being along the Southeast line of Rose Royal Drive (public right-of-way);

THENCE North 64 degrees 46 minutes 57 seconds East, along the Southeast line of said Rose Royal Drive, a distance of 302.66 feet to a 1 inch iron pipe found for corner, said corner being along the Southwest line of said Steen tract;

THENCE South 44 degrees 18 minutes 27 seconds East, along the Southwest line of said Steen tract, a distance of 524.04 feet to the POINT OF BEGINNING and containing 165,087 square feet or 3.79 acres of land.