

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 5.0000 ACRES, (217,800 SQUARE FEET), BEING LOT 17, LAKECREEK RANCHETTES, SECTION 3, AN UNRECORDED SUBDIVISION SITUATED IN THE WILLIAM BRYAN SURVEY, ABSTRACT NUMBER 108, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 210.784 ACRE TRACT OF LAND AS CONVEYED TO LAND LOCATERS OF TEXAS BY INSTRUMENT RECORDED IN VOLUME 999, PAGE 238, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 5.0000 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO CHARLES SPRINGER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013087349 AND CORRECTED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021132716 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 5.0000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 1057, PAGE 608, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS).

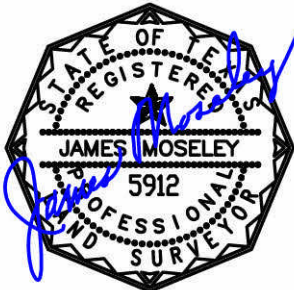
BEGINNING at a point on the centerline of Palmetto Road, a 60 foot wide road, utility and drainage easement as designated by instrument recorded in Document No. 7800256 and Document No. 9604383 of the Official Public Records of Montgomery County, Texas, for a corner of that certain called 7.090 acre tract of land being Lot 2, of said Lakecreek Ranchettes, Section 3, as conveyed to Montgomery County, Texas by instrument recorded in Document No. 9604383 of the Official Public Records of Montgomery County, Texas, same being the south common corner of said Lot 17 and that certain called 5.801 acre tract of land being Lot 16, of said Lakecreek Ranchettes, Section 3, as conveyed to Montgomery County by instrument recorded in Document No. 9609666 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°03'02" W, along the common line of said Lots 16 and 17, pass at a distance of 30.00 feet a capped, (Precision Surveyors), iron rod set for reference on the north line of Palmetto Road, and continuing for a total distance of 363.00 feet to a capped, (Precision Surveyors), iron rod set for the southwest corner of that certain called 5.00 acre tract of land being Lot 18, of said Lakecreek Ranchettes, Section 3, as conveyed to John D. Villanueva and Wife, Olga P. Villanueva and Modesto Ruiz and Wife, Cesaria Ruiz by instrument recorded in Volume 1057, Page 608 of the Deed Records of Montgomery County, Texas, same being the north common corner of said Lots 16 and 17, same being the northwest corner of the herein described tract;

Thence, S 89°56'58" E, along the common line of said Lots 17 and 18, pass at a distance of 570.00 feet a 1/2" iron rod found for reference on the west line of a 60 foot wide road, utility and drainage easement as designated by instrument recorded in Document No. 7800256 and Document No. 2007-102274 of the Official Public Records of Montgomery County, Texas, and continuing for a total distance of 600.00 feet to a point on the centerline of said 60 foot wide road, utility and drainage easement for the north common corner of said Lot 17 and that certain tract of land being Lot 24, of said Lakecreek Ranchettes, Section 3, as conveyed to J. Florentino Martinez and Gladis M. Martinez by instrument recorded in Document No. 2007-102274 of the Official Public Records of Montgomery County, Texas, same being the northeast corner of the herein described tract;

Thence, S 00°03'02" E, along the centerline of said 60 foot wide road, utility and drainage easement, same being the common line of said Lots 17 and 24, pass at a distance of 333.00 feet the north line of Palmetto Road, and continuing for a total distance of 363.00 feet to a point on the centerline of Palmetto Road, same being the common line of that certain called 5.010 acre tract of land being Lot 3, of said Lakecreek Ranchettes, Section 3, as conveyed to Montgomery County, Texas by instrument recorded in Document No. 9614308 of the Official Public Records of Montgomery County, Texas, for the south common corner of said Lots 17 and 24, same being the southeast corner of the herein described tract;

Thence, N 89°56'58" W, along the centerline of Palmetto Road, same being the common line of said Lots 3 and 2, a distance of 600.00 feet to the POINT OF BEGINNING and containing 5.0000 acres or 217,800 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-00263
January 27, 2022
Revised: February 1, 2022 (Distance)

See Drawing Attached

