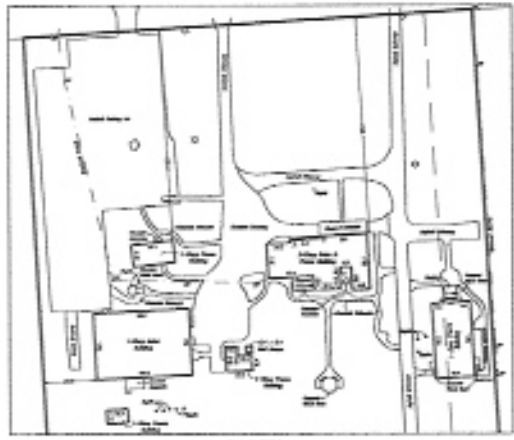




Stable Barnyard Field



- Notes:
1. All areas are based on the base line from the last survey.
  2. All areas are based on the base line from the last survey.
  3. All areas are based on the base line from the last survey.
  4. All areas are based on the base line from the last survey.
  5. All areas are based on the base line from the last survey.

LAND SURVEY  
 25.00 ACRES OF LAND  
 IN THE S. & GREEN HILLS, AKA

APPROXIMATE DATE: 1988  
 DATE: 1/1/88  
 BY: JOHN J. HARRIS, SURVEYOR, GREENSBORO, NORTH CAROLINA

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that this is a true and correct copy of the original survey as shown to me by the owner of the land.

*John J. Harris*  
 John J. Harris  
 Registered Professional  
 Land Surveyor No. 4599  
 TRIPLETS, Greensboro, N.C.

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REDFORD WOOD & ASSOC., INC., P.O. Box 200, Greensboro, NC 27402  
 (336) 778-7800 Fax (336) 778-7800





MARCH 16, 2022

BEING 25.363 ACRES OF LAND IN THE D. M. GOHEEN SURVEY, A-234, MONTGOMERY COUNTY, TEXAS, SAID 25.363 ACRES BEING ALL OF A CALLED 13.00 ACRE TRACT OF LAND AND ALL OF A CALLED 12.00 ACRE TRACT OF LAND CONVEYED TO ASHELYNN MANOR, LTD DEED OF WHICH IS RECORDED UNDER C.C.F.N. 2014-086478 MONTGOMERY COUNTY REAL PROPERTY RECORDS SAID 25.363 ACRES BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the South line of Nichols Sawmill Road (No Right-of-Way information found) for the Northeast corner of the 12.00 acre tract the Northwest corner of a called 105.4579 acre tract of land conveyed to Marc Luttrell and wife Melanie Luttrell deed of which is recorded under C.C.F.N. 2011-103366 M.C.R.P.R. tract;

THENCE S. 03°26' 12" E. along the West line of the said 105.4579 acre tract, the East line of the said 12.00 acre tract for a distance of 2312.14 feet (Deed Call: S. 01°23'33" E.) to a 1/2" iron rod found for the internal corner of the said 105.4579 acre tract and the Southeast corner of the said 12.00 acre tract and the herein described tract;

THENCE S. 86° 31' 57" W. along the South line of the said 12.00 acre tract for a distance of 484.69 feet (Deed Call: S. 88°36'28" W., 484.74 feet) to a 60-D Nail found in the East line of a called 97.929 acre tract of land conveyed to Mustafa Mandviwala deed of which is recorded under C.C.F.N. 9743155 M.C.R.P.R. for the Southwest corner of the said 12.00 acre tract and the herein described tract;

THENCE N. 03°05'46" W., along the East line of the said 97.929 acre tract the East line of a called 6.045 acre tract of land conveyed to James Allen Means and wife Thelma L. Means deed of which is recorded under C.C.F.N. 9219666 M.C.R.P.R. a called 1.7500 acre tract conveyed to William Terry Standlee deed of which is recorded under C.C.F.N. 2003-067375 M.C.R.P.R., the East line of a called 6.033 acre tract conveyed to Stacy R. Pelirce deed of which is recorded under C.C.F.N.2001-059491 M.C.R.P.R. the East line of a called 20.0 acre tract of land conveyed to Jimmy D. Tidwell and wife Lillian J. Tidwell deed of which is recorded under C.C.F.N. 9124336 M.C.R.P.R. the East line of a called 15.0 acre tract of land conveyed to Ray Chester Brewton and wife Brenda J. Brewton deed of which is recorded under C.C.F.N. 9124338 W.C.R.P.R. for a total distance of 2312.26 feet (Deed Call: N. 01°03'07" W.) to a 6" Wood Fence post found in the South line of

Nichols Sawmill Road for the Northeast corner of the said 15.0 acre tract for the Northwest corner of the herein described tract;

THENCE N. 86° 32' 30" E. along the South line of Nichols Sawmill Road, the North line of the said 13.00 acre tract and the said 12.00 acre tract for a total distance of 470.94 feet back to the POINT OF BEGINNING and containing in all 25.363 acres of land.

This description is based upon a Land Survey and drawing as prepared by Jeffrey Moon and Associates, Inc; dated December 15, 2022. Bearings are based upon the Texas State Plane Coordinate System, NAD '83, Central Zone.

*Taren Hanks* 

25.363 acres