



**DESCRIPTION OF A 1.814 ACRES TRACT OF LAND
IN THE H. A. PETERS SURVEY, ABSTRACT No. 435
MONTGOMERY COUNTY, TEXAS**

Being a 1.814 acres tract of land in the H. A. PETERS SURVEY, ABSTRACT No.435, Montgomery County, Texas and being that certain tract of land (called "1.814 acres"), described in that certain instrument to DeKoro Homes, LLC, recorded under Clerk's File No. 2021036283 in the Official Public Records of Montgomery County, Texas, and the herein described tract of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the northwesterly right-of-way line of Brook Forest Road for the southwesterly corner of that certain tract of land, listed to Natural Gas Pipeline under P.I.D. No. R69265 at the Montgomery County Appraisal District, the most easterly southeast corner of the said "1.814 acres" tract and most easterly southeast corner and **POINT OF BEGINNING** of the said herein described tract of land, the said iron rod having a State Plane Coordinate value of North 10,066,602.49' and East 3,916,301.71';

THENCE South 53 deg. 11 min. 48 sec. West (called "South 55 deg. 31 min. West"), along and with the said northwesterly right-of-way line of Brook Forest Road and southeasterly line of the said "1.814 acres" tract, a total distance of 432.92 feet (called "433.0 feet"), to a 1/2" iron rod found for the most southerly southeast corner of the said "1.814 acres" tract and most southerly southeast corner of the said herein described tract of land;

THENCE South 87 deg. 13 min. 05 sec. West (called "South 89 deg. 49 min. West"), along and with the south line of the said "1.814 acres" tract, a total distance of 43.06 feet (called "43.1 feet"), to a 5/8" iron rod found in the east line of that certain tract of land, described in that certain instrument to Melanie D. Tolbert, recorded under Clerk's File No. 2012088197 in the Official Public Records of Montgomery County, Texas for the southwest corner of the said "1.814 acres" tract and southwest corner of the said herein described tract of land;

THENCE North 02 deg. 36 min. 54 sec. West (called "North 03 deg. East"), along and with the said east line of the Tolbert tract and west line of the said "1.814 acres" tract, a total distance of 304.39 feet (called "305.1 feet"), to a 1/2" iron rod found in the south line of that certain tract of land, described in that certain instrument to Mark Skates and Huan Yu Fang, recorded under Clerk's File No. 2018047826 in the Official Public Records of Montgomery County, Texas, for the northeast corner of the said Tolbert tract, the northwest corner of the said "1.814 acres" tract and northwest corner of the said herein described tract of land;

THENCE North 86 deg. 59 min. 05 sec. East (called "North 89 deg. 25 min. 05 sec. East"), along and with the said south line of the Skates-Fang tract and north line of the said "1.814 acres" tract, a total distance of 399.80 feet (called "400.0 feet"), to a 1/2" iron rod found for the northwest corner of the hereinbefore said Natural Gas Pipeline tract, the northeast corner of the said "1.814 acres" tract and northeast corner of the said herein described tract of land;



THENCE South 03 deg. 51 min. 22 sec. East (called "South 00 deg. 03 min. West"), along and with the west line of the said Natural Gas Pipeline tract and east line of the said "1.814 acres" tract, a total distance of 63.80 feet (called "63.7 feet") returning back to the POINT OF BEGINNING and containing 1.814 acres of land, more or less.

NOTES:

Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid18". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 38' 28.18076", scale factor of 0.999983655 and combined factor of 0.999982875 at the P.O.B., the most easterly southeast corner of subject tract. ("Corpscon V6.01" U.S.A.C.E.).

See accompanying Plat.
Prepared: April 8, 2022

Job No. LS22-156

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