

GF NO. 2761272-H043 FIRST AMERICAN TITLE  
 ADDRESS: CAROL LANE  
 SPLENDORA TEXAS, 77372  
 BORROWER: BRANDON GAUNCE

**1.4968 ACRES**  
**LOTS 87, 89, 90 AND 91**  
**JOY VILLAGE**

AN UNRECORDED SUBDIVISION IN THE WILLIAM  
 WILLS SURVEY, ABSTRACT NO. 594  
 MONTGOMERY COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENTS PER VOL. 281, PG. 490, VOL. 371, PG. 569,  
 VOL. 371, PG. 572, VOL. 402, PG. 532 AND VOL. 695, PG. 312.  
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0600 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. 2008072328

DRAWN BY: RE

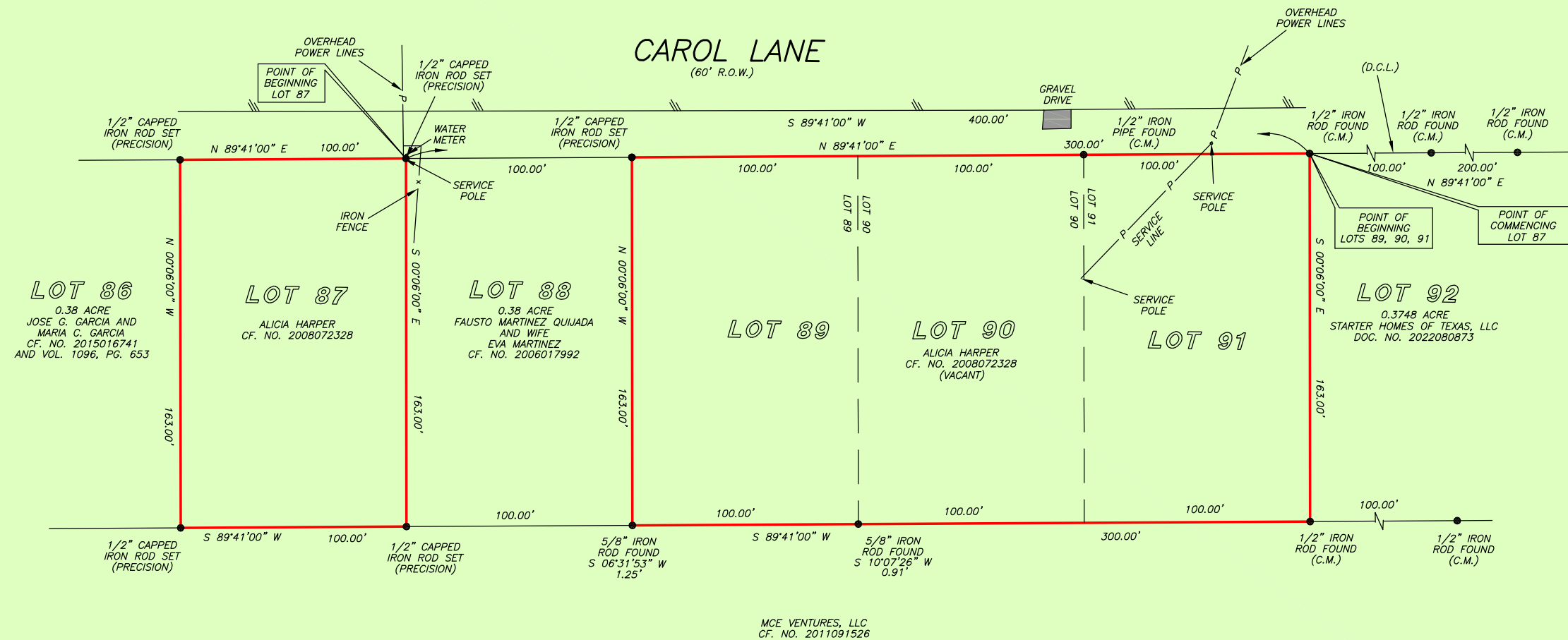
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 22-05845  
 AUGUST 26, 2022

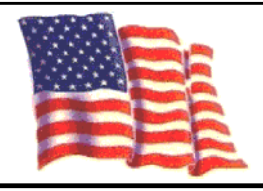


SCALE: 1" = 60'

**CAROL LANE**  
 (60' R.O.W.)



MCE VENTURES, LLC  
 CF. NO. 2011091526



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

# EXHIBIT "A"

STATE OF TEXAS                   §  
  §  
  §  
  §  
  §  
COUNTY OF MONTGOMERY §

## Metes & Bounds Property Description

Tracts of land containing a combined total of 1.4968 Acres, being Lots 89, 90, and 91, as well as Lot 87 of Joy Village, an unrecorded subdivision in the William Wills Survey, Abstract 594 of Montgomery County, Texas, being the same tracts recorded in the name of Alicia Harper under Document No. 2008072328 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Document No. 2008072328 of the R.P.R.M.C.T.)

Lots 89, 90 and 91:

BEGINNING at a 1/2 Inch iron rod found on the south right-of-way line of Carol Lane, being the northeast corner of said Lot 91 and being the northeast corner of this tract (from which a second 1/2 Inch iron rod found bears North 89° 41' 00" East, a distance of 100.00 Feet, from said second 1/2 Inch iron rod found a third 1/2 Inch iron rod found bears North 89° 41' 00" East, a distance of 200.00 Feet);

THENCE, **SOUTH 00° 06' 00" EAST**, with the west line of Lot 92, as recorded in the name of Starter Homes of Texas, LLC. under Document No. 2022080873 of the R.P.R.M.C.T., a distance of **163.00 Feet** to a 1/2 Inch iron rod found at the southeast corner of said Lot 91, being the southeast corner of this tract (from which a second 1/2 Inch iron rod found bears North 89° 41' 00" East, a distance of 100.00 Feet):

THENCE, **SOUTH 89° 41' 00" WEST**, with the north line of a tract recorded in the name of MCE Ventures, LLC. under Document No. 2011091526 of the R.P.R.M.C.T., passing at a distance of 200.00 Feet a point at the southeast corner of the aforementioned Lot 89 (from which a 5/8 Inch iron rod found bears North 10° 07' 26" West, a distance of 0.91 Feet), and continuing an additional distance of 100.00 Feet for a total distance of **300.00 Feet** to a point at the southwest corner of said Lot 89, being the southwest corner of this tract from which a 5/8 Inch iron rod found bears South 06° 31' 53" West, a distance of 1.25 Feet;

THENCE, **NORTH 00° 06' 00" WEST**, with the east line of Lot 88, as recorded in the name of Fausto Martinez Quijada, and wife, Eva Martinez under Document No. 2006017992 of the R.P.R.M.C.T., a distance of **163.00 Feet** to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned south right-of-way line of Carol Lane at the northwest corner of said Lot 89 being the northwest corner of this tract;

THENCE, **NORTH 89° 41' 00" EAST**, with said south right-of-way line, passing at a distance of 200.00 Feet a 1/2 Inch iron pipe found at the northeast corner of the aforementioned Lot 90, and continuing an additional distance of 100.00 Feet for a total distance of **300.00 Feet** to the POINT OF BEGINNING.

Lot 87:

COMMENCING at a 1/2 Inch iron rod found on the south right-of-way line of Carol Lane, being the northeast corner of Lot 91 (from which a second 1/2 Inch iron rod found bears North 89° 41' 00" East, a distance of 100.00 Feet, from said second 1/2 Inch iron rod found a third 1/2 Inch iron rod found bears North 89° 41' 00" East, a distance of 200.00 Feet);

THENCE, **SOUTH 89° 41' 00" WEST**, with said south right-of-way line, passing at a distance of 100.00 Feet a 1/2 Inch iron pipe found at the northeast corner of Lot 90, passing at an additional distance of 200.00 Feet a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner of Lot 89 and continuing an additional distance of 100.00 Feet for a total distance of 400.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northeast corner and POINT OF BEGINNING of this tract.

THENCE, **SOUTH 00° 06' 00" EAST**, with the west line of Lot 88, as recorded in the name of Fausto Martinez Quijada, and wife, Eva Martinez under Document No. 2006017992 of the R.P.R.M.C.T., a distance of **163.00 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of this tract;

THENCE, **SOUTH 89° 41' 00" WEST**, with the north line of a tract recorded in the name of MCE Ventures, LLC. under Document No. 2011091526 of the R.P.R.M.C.T., a distance of **100.00 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of this tract;

THENCE, **NORTH 00° 06' 00" WEST**, with the east line of Lot 86, as recorded in the name of Jose G. Garcia and Maria C. Garcia under Document No. 2015016741 of the R.P.R.M.C.T., being further described in Volume 1096, Page 653 of the R.P.R.M.C.T., a distance of **163.00 Feet** to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned south right-of-way line of Carol Lane at the northwest corner of this tract;

THENCE, **NORTH 89° 41' 00" EAST**, with said south right-of-way line, a distance of **100.00 Feet** to the POINT OF BEGINNING.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 22-05845  
August 26, 2022