

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 0.7174 ACRES, (31,251 SQUARE FEET), BEING LOTS 6 AND 7, BLOCK 3, CANEY COLONY, AN UNRECORDED SUBDIVISION SITUATED IN THE IRA MILLIMAN SURVEY, ABSTRACT NUMBER 340, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 64.25 ACRE TRACT OF LAND AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 830, PAGE 270, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.7174 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.717 ACRE TRACT OF LAND AS CONVEYED TO FLOYD S. LUKER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008085104 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2008085104 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

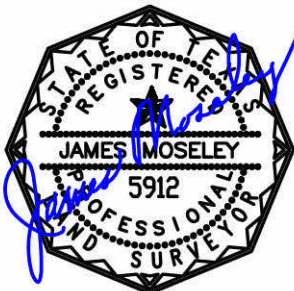
BEGINNING at a capped, (Precision Surveyors), iron rod set on the south right-of-way line of Caney Drive, (60.00 Foot Right-of-Way), for the north common corner of said Lot 7 and that certain called 0.380 acre tract of land being Lot 8, Block 3, of said Caney Colony, as conveyed to Marion Carl and Wife, Debra K. McWhirter by instrument recorded in Document No. 9883992 of the Official Public Records of Montgomery County, Texas, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 08°26'34" E, along the common line of said Lots 7 and 8, a distance of 188.89 feet to a 1/2" iron rod found on the common line of that certain called 0.74 acre tract of land being Lots 19 and 20, Block 2, of said Caney Colony, as conveyed to Marion Carl and Wife, Debra K. McWhirter by instrument recorded in Document No. 9883994 of the Official Public Records of Montgomery County, Texas, for the south common corner of said Lots 7 and 8, same being the southeast corner of the herein described tract;

Thence, S 84°57'59" W, in part along the common line of said 0.74 Acre Tract and that certain called 0.70 acre tract of land being Lots 21 and 22, Block 2, of said Caney Colony, as conveyed to Carl McWhirter and Wife, Debra McWhirter by instrument recorded in Document No. 2018037857 of the Official Public Records of Montgomery County, Texas, same being the common line of said Lots 7 and 6, a distance of 170.30 feet to a point for the south common corner of said Lot 6 and that certain called 0.344 acre tract of land being Lot 5, Block 3, of said Caney Colony, as conveyed to Carla Dubrena Rutowski by instrument recorded in Document No. 2010000428 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of the herein described tract, from which a 1/2" iron rod found for reference bears, S 44°01'05" W, a distance of 3.32 feet;

Thence, N 08°26'36" W, along the common line of said Lots 5 and 6, a distance of 178.76 feet, (Call 178.95 feet), to a point on the south right-of-way line of Caney Drive for the north common corner of said Lots 5 and 6, same being the northwest corner of the herein described tract, from which a 1/2" iron rod found for reference bears, S 78°45'12" E, a distance of 2.20 feet;

Thence, N 81°33'26" E, along the south right-of-way line of Caney Drive, same being the common line of said Lots 6 and 7, a distance of 170.00 feet to the POINT OF BEGINNING and containing 0.7174 acres or 31,251 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-05847
August 23, 2022

See Drawing Attached