

STATE OF TEXAS

§
§
§
§
§

COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 2.7439 ACRES, (119,524 SQUARE FEET), SITUATED IN THE CYRUS T. WARD SURVEY, ABSTRACT NUMBER 612, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 57.3953 ACRE TRACT OF LAND AS CONVEYED TO ALTON HUES BY INSTRUMENT RECORDED IN VOLUME 999, PAGE 384, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 2.7439 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.743 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL F. ROMO BY INSTRUMENT RECORDED IN DOCUMENT NO. 8131308 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 8131308 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

BEGINNING at a point on the south line of Country Place Road, a 60.00 foot wide road easement as designated by instrument recorded in Document No. 8131308 of the Official Public Records of Montgomery County, Texas, same being the common line of The Villages of Heritage Point, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet O, Sheet 109, of the Map Records of Montgomery County, Texas, for the southwest corner of that certain called 2.5456 acre tract of land as conveyed to Felipe Contreras by instrument recorded in Document No. 2015099297 of the Official Public Records of Montgomery County, Texas, same being the southeast corner and the POINT OF BEGINNING of the herein described tract, from which the intersection of the west right-of-way line of Nichols-Sawmill Road with the south line of Country Place Road, same being the southeast corner of said 57.3953 Acre Tract bears, N 89°59'48" E, a distance of 589.85 feet, (Call 595.97 feet).

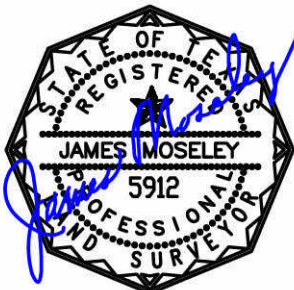
Thence, S 89°59'48" W, along the south line of Country Place Road, same being the common line of The Villages of Heritage Point, Section 1, a distance of 250.17 feet to a point for the southwest corner of the herein described tract;

Thence, N 00°39'30" W, across Country Place Road, pass at a distance of 60.00 feet a capped, (Precision Surveyors), iron rod set on the north line of Country Place Road for the southeast corner of that certain called 2.500 acre tract of land as conveyed to Michael Ray Atkinson by instrument recorded in Document No. 2004107855 of the Official Public Records of Montgomery County, Texas, and continuing for a total distance of 564.50 feet to a point on the centerline of Mink Branch, same being the common line of Shady Brook Acres, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 7, Page 109, of the Map Records of Montgomery County, Texas, for the northeast corner of said 2.500 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 46°49'15" E, along the centerline of Mink Branch, same being the common line of said Shady Brook Acres, a distance of 119.08 feet to a point for corner;

Thence, S 70°29'00" E, along the centerline of Mink Branch, same being the common line of said Shady Brook Acres, a distance of 175.00 feet to a point for the northwest corner of said 2.5456 Acre Tract, same being the northeast corner of the herein described tract;

Thence, S 00°39'30" E, along the common line of said 2.5456 Acre Tract, pass at a distance of 364.53 feet a point on the north line of Country Place Road, from which a capped iron rod found for reference bears, S 88°34'47" E, a distance of 3.70 feet, and continuing for a total distance of 424.53 feet to the POINT OF BEGINNING and containing 2.7439 acres or 119,524 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-00905
October 18, 2022

See Drawing Attached