

# glezman surveying, inc.

1938 Old River Road  
Montgomery, Texas 77356

936-582-6340  
Firm No. 10039200

## 5.0408 ACRES HUNTER P SURVEY, ABSTRACT 25 MONTGOMERY COUNTY, TEXAS

*Being a 5.0408 Acres situated in the Hunter P. Survey, Abstract 28 in Montgomery County, Texas, being the same tract called 5.00 acres as described in deed to Robert Vick as recorded under Clerk's File Number 8555058 of the Real Property Records of Montgomery County, Texas; said 5.0408 acres being more particularly described by metes and bounds as follows with all bearings referenced to the Texas State Plane Coordinate System, South Central Zone Number 4204:*

**BEGINNING** at an aluminum cap marked "TX Dot", found in the North right-of way line of State Highway 99 (Grand Parkway), for the Southwest corner of the residual acreage of the called 230.00 acre tract described in deed to Alfredo Manuel as recorded under Clerk's File Number 9467115 and the Northwest corner of a called 1.314 acre tract as recorded under Clerk's File Number 2014102901 and being the Southeast corner of the herein described tract, and having a coordinate value of North 13,980,996.53, East 3,144,975.37;

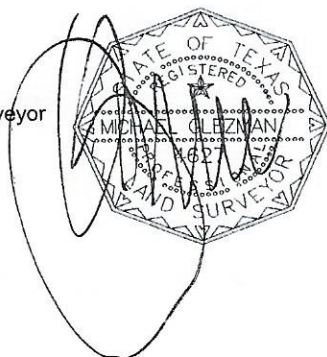
**THENCE** South 87°21'37" West, along the North right-of-way line of State Highway 99 (Grand Parkway) passing at a distance of 67.91 feet and being 0.76 feet left, an iron rod with cap marked "ADSCP"; passing at a distance of 261.61 feet, an aluminum cap marked "TX Dot"; passing at a distance of 265.75 feet and being 0.45 feet Left, a ½ inch iron rod and continuing in all, a total distance of 625.31 feet to the Southeast corner of Lot 24 of Winchester Place a subdivision in Montgomery County, Texas recorded in Cabinet E, Sheet 27-B of the Map records of Montgomery County, Texas, and being the Southwest corner of the herein described tract, from which a ½ inch iron rod is found for reference bearing North 02°25'33" West, 0.44 feet and being North 87°21'37" East a distance of 272.37 feet from a aluminum cap marked "Tx Dot" is found for the Southwest corner of Lot 24 and the Northeast corner of State Highway 99 (Grand Parkway) and Ferne Leaf Drive;

**THENCE** North 02°25'33" West, along the East line of Winchester Place, passing at a distance of 106.61 feet, a 5/8 inch iron rod, found for the common corner of Lot 23 and Lot 24; passing at a distance of 194.51 and right 0.47 feet a 5/8 inch iron rod, found for the common corner of Lot 22 and Lot 23; passing at a distance of 282.86 feet, a ½ inch iron rod, found for the common corner of Lot 21 and Lot 22 and continuing in all, a total distance of 351.15 feet to the Southwest corner of a called 5.00 acre tract as described in deed to Robert Brooks Van Ness as recorded under Clerk's File Number 8117661 and being the Northwest corner of the herein described tract, from which a ½ inch iron pipe is found for reference bearing South 87°21'37" West, 0.44 feet and being South 02°25'33" East a distance of 20.48 feet from a ½ inch iron rod, found for the common corner of Lot 20 and Lot 21 of Winchester Place;

**THENCE** North 87°21'37" East, along the South line of said Van Ness 5.00 acre tract and parallel to the North right-of-way line of State Highway 99 (Grand Parkway), a distance of 625.31 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", set for the Northeast corner of the herein described tract, being the Southeast corner of said Van Ness 5.00 acre tract, and being in the west line of the aforementioned residual of a 230.00 acre tract;

**THENCE** South 02°25'33" East, along the West line of said 230.00 acre tract, a distance of 351.15, back to the POINT OF BEGINNING containing 5.0408 acres (219,577.9317 square feet) of land based on survey and plat prepared by Glezman Surveying, Inc., dated February 06, 2016.

Michael Glezman  
Registered Professional Land Surveyor  
Texas Registration No. 4627



Date: March 14, 2016  
Job No. 2016-015 Vick 5.0408 Acre Tract