



DBE/MBE/HUB/SBE/8(A)

Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

**METES AND BOUNDS OF
40.400 ACRES (1,759,806 SQUARE FEET) OF LAND SITUATED IN THE
JOHN P. MORRIS SURVEY, ABSTRACT 373
MONTGOMERY COUNTY, TEXAS**

Being a 40.400 acre (1,759,806 square feet) tract of land out of the John P. Morris, Abstract No. 373, Montgomery County, Texas and being all of the remainder of a called 42.408 acre tract of land described in the deed to Jesse M. Valeriano by an instrument of record in Montgomery County Clerk's File Number 2008080089 of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.T.), said 42.408 acre tract being all of the remainder of a called 103.141 acre tract described in Montgomery County Clerk's File Number 2003133557, O.P.R.R.P.M.C.T, said 40.400 acre tract being more particularly described by metes and bounds description as follows, all bearing and grid coordinates recited herein are referenced to the Texas Coordinate System, Central Zone 4203, North American Datum of 1983, (NAD 83), 2011 adjustment, all surface distances recited herein may be converted to grid by multiplying surface values by a scale factor of 0.999968743368;

BEGINNING at a 1/2-inch Iron Rod found for the southeast corner of 42.408 acre tract, same being the southwest corner of Lot 166A of Royal Oaks on 1488 Section 2 (Unrecorded Subdivision), said Lot 166A being described in the deed to Lazaro Puebla Jaramillo and wife, Yesica Martinez Albiter by an instrument of record in Document Number 2014087121 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and being on the north line of Lot 47, Block 1 of Lake Windcrest Section One, a subdivision of record in Cabinet I, Sheet 159 of the Map Records of Montgomery County, Texas (M.R.M.C.T.);

THENCE South 87°13'23" West, 418.65 feet along the south line of said 42.408 acre tract, same being the north line of said Lake Windcrest Section One, to a point on the east line of a called 2.000 acre tract, described as Tract II, in the deed to Homer L. Boase and Jonell Boase by an instrument of record in Document Number 2016023797, O.P.R.M.C.T., from which a found 1/2-inch Iron Rod found for the southeast corner of said 2.000 acre tract bears South 13°35'35" East, 0.82 feet;

THENCE North 02°57'33" West, 107.10 along the east line of said 2.000 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.000 acre tract;

THENCE South 87°12'25" West, 807.46 feet along the north line of said 2.000 acre tract to a 1/2-inch iron rod found for the northwest corner of said 2.00 acre tract;

THENCE South 02°57'33" East, 106.87 feet along the west line of said 2.000 acre tract to a point for corner, same being on the south line of said 42.408 acre tract, from which a 1/2-inch iron rod found for the southwest corner of said 2.00 acre tract bears South 02°57'33" East, 1.03 feet;

THENCE South 87°13'23" West, 25.26 feet along the south line of said 42.408 acre tract common to the north line of said Lake Windcrest Section One to a 1-inch iron pipe found for the southwest corner of said 42.408 acre tract, same being the northwest corner of said Lot 50, Block 1 Lake Windcrest Section One, the northeast corner of Lot 1, Block 1 of Lake Windcrest Section Two, a subdivision of record in Cabinet



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K, Sheet 31, M.R.M.C.T., and the southeast corner of Restricted Reserve "D", Block 6 of Thousand Oaks Section Two, a subdivision of record in Cabinet N, Sheet 180, M.R.M.C.T.;

THENCE, North 02°56'35" West, 1473.29 feet along the west line of said 42.408 acre tract, same being the east line of said Thousand Oaks Section Two to a 1/2-inch iron rod with illegible cap found for the northwest corner of said 42.408 acre tract, same being the southwest corner of a called 50.00 acre tract described in the deed to Magnolia Independent School District by an instrument of record in Montgomery County Clerk's File Number 2004-082426, O.P.R.R.P.M.C.T., from which a 1/2-inch iron rod found for an angle point of said 103.141 acre tract bears North 02°56'35" West, 614.57 feet;

THENCE, North 87°08'53" East, 1253.46 feet along the north line of said 42.408 acre tract common to the south line of said 50.00 acre tract to a 1/2-inch iron rod with illegible cap found for the northeast corner of said 42.408 acre tract, same being on the west line of the aforementioned unrecorded subdivision of Royal Oaks on 1488 Sec 2;

THENCE, South 02°51'42" East, 1474.92 feet along the East line of said 42.408 acre tract common to the west line of said unrecorded subdivision of Royal Oaks on 1488 Sec 2 to the **POINT OF BEGINNING** and containing 40.400 acres (1,759,806 square feet) of land.



Gregory M. Donelan, RPLS
Registered Professional Land Surveyor No. 6804
TBPELS Survey Firm No. 10194392
Job No. 0022-010-22 40 Ac Montgomery
Dated: June 2, 2022