



STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 4.9999 ACRES, (217,797 SQUARE FEET), BEING TRACT 10-B, IRON GATE SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE W. L. STANSBURY SURVEY, ABSTRACT NUMBER 517, AND THE T. STANSBURY SURVEY, ABSTRACT NUMBER 507, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 491.64 ACRE TRACT OF LAND AS RECORDED BY INSTRUMENT IN VOLUME 705, PAGE 675, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 4.9999 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 5.000 ACRE TRACT OF LAND AS CONVEYED TO CASEY WHITSON BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021138306 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 4.9999 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2021152414 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

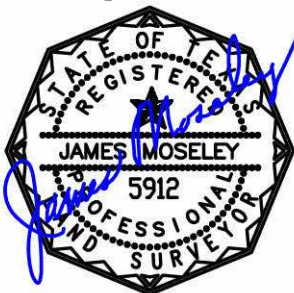
BEGINNING at a capped, (Precision Surveyors), iron rod set on the north right-of-way line of Weeren Road, (60.00 foot right-of-way per Document No. 2021152414 of the Official Public Records of Montgomery County, Texas), for the south common corner of said Tract 10-B and that certain called 5.000 acre tract of land being Tract 10-A, of said Iron Gate Subdivision, as conveyed to Casey Whitson by instrument recorded in Document No. 2021152414 of the Official Public Records of Montgomery County, Texas, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 89°46'00" W, along the north right-of-way line of Weeren Road, a distance of 261.19 feet to a capped, (Precision Surveyors), iron rod set for the south common corner of said Tract 10-B and that certain called 5.000 acre tract of land being Tract 9-B, of said Iron Gate Subdivision, as conveyed to James D. Wade and Wife, Wanda J. Wade by instrument recorded in Document No. 9533533 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of the herein described tract;

Thence, N 00°14'00" E, along the common line of said Tracts 10-A and 10-B, a distance of 833.85 feet, (Call 833.82 feet), to a point on the common line of Shady Oak Estates, Section 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet M, Sheet 62, of the Map Records of Montgomery County, Texas, same being the common line of said 491.64 Acre Tract, for the north common corner of said Tracts 10-B and 9-B, same being the northwest corner of the herein described tract, from which a 1" iron rod found for reference bears, S 53°45'41" E, a distance of 3.15 feet;

Thence, S 89°46'26" E, along the common line of said Shady Oak Estates, Section 2, a distance of 261.19 feet to a capped, (Precision Surveyors), iron rod set for the north common corner of said Tracts 10-A and 210-B, same being the northeast corner of the herein described tract;

Thence, S 00°14'00" W, along the common line of said Tracts 10-A and 10-B, a distance of 833.88 feet, (Call 833.85 feet), to the POINT OF BEGINNING and containing 4.9999 acres or 217,797 square feet, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 24-03777A  
June 4, 2024

See Drawing Attached



STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 5.0002 ACRES, (217,807 SQUARE FEET), BEING TRACT 10-A, IRON GATE SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE W. L. STANSBURY SURVEY, ABSTRACT NUMBER 517, AND THE T. STANSBURY SURVEY, ABSTRACT NUMBER 507, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 491.64 ACRE TRACT OF LAND AS RECORDED BY INSTRUMENT IN VOLUME 705, PAGE 675, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 5.0002 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 5.000 ACRE TRACT OF LAND AS CONVEYED TO CASEY WHITSON BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021152414 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 5.0002 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2021152414 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

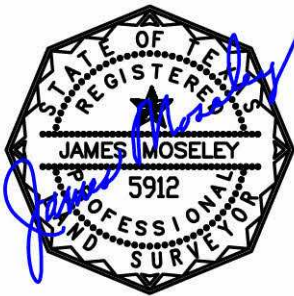
BEGINNING at a 1” iron pipe found on the north right-of-way line of Weeren Road, (60.00 foot right-of-way per Document No. 2021152414 of the Official Public Records of Montgomery County, Texas), for the south common corner of said Tract 10-A and that certain called 5.311 acre tract of land being Tract 23, of said Iron Gate Subdivision, as conveyed to Olivia Elizondo and Valentin Pacheco by instrument recorded in Document No. 2015076367 of the Official Public Records of Montgomery County, Texas, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 89°46’00” W, along the north right-of-way line of Weeren Road, a distance of 261.19 feet to a capped, (Precision Surveyors), iron rod set for the south common corner of said Tract 10-A and that certain called 5.000 acre tract of land being Tract 10-B, of said Iron Gate Subdivision, as conveyed to Casey Whitson by instrument recorded in Document No. 2021138306 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of the herein described tract;

Thence, N 00°14’00” E, along the common line of said Tracts 10-A and 10-B, a distance of 833.88 feet, (Call 833.85 feet), to a capped, (Precision Surveyors), iron rod set on the common line of Shady Oak Estates, Section 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet M, Sheet 62, of the Map Records of Montgomery County, Texas, same being the common line of said 491.64 Acre Tract, for the north common corner of said Tracts 10-A and 10-B, same being the northwest corner of the herein described tract;

Thence, S 89°46’26” E, in part along the common line of said Shady Oak Estates, Section 2, and the common line of Shady Oak Estates, Section 3, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet R, Sheet 191, of the Map Records of Montgomery County, Texas, a distance of 261.19 feet to a capped, (Precision Surveyors), iron rod set for the north common corner of said Tracts 10-A and 23, same being the northeast corner of the herein described tract;

Thence, S 00°14’00” W, along the common line of said Tracts 10-A and 23, a distance of 833.92 feet, (Call 833.88 feet), to the POINT OF BEGINNING and containing 5.0002 acres or 217,807 square feet, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 24-03777  
June 4, 2024

See Drawing Attached

