

CHRISTOPHER BRYAN SURVEY ABSTRACT 75

P.O.C.  
NORTH PROPERTY LINE  
OF CALLED 325.74 ACRE  
VOL. 700, PG. 29  
D.R.M.C.

NORTHEAST CORNER  
OF CALLED 325.74 ACRE  
VOL. 700, PG. 29  
D.R.M.C.

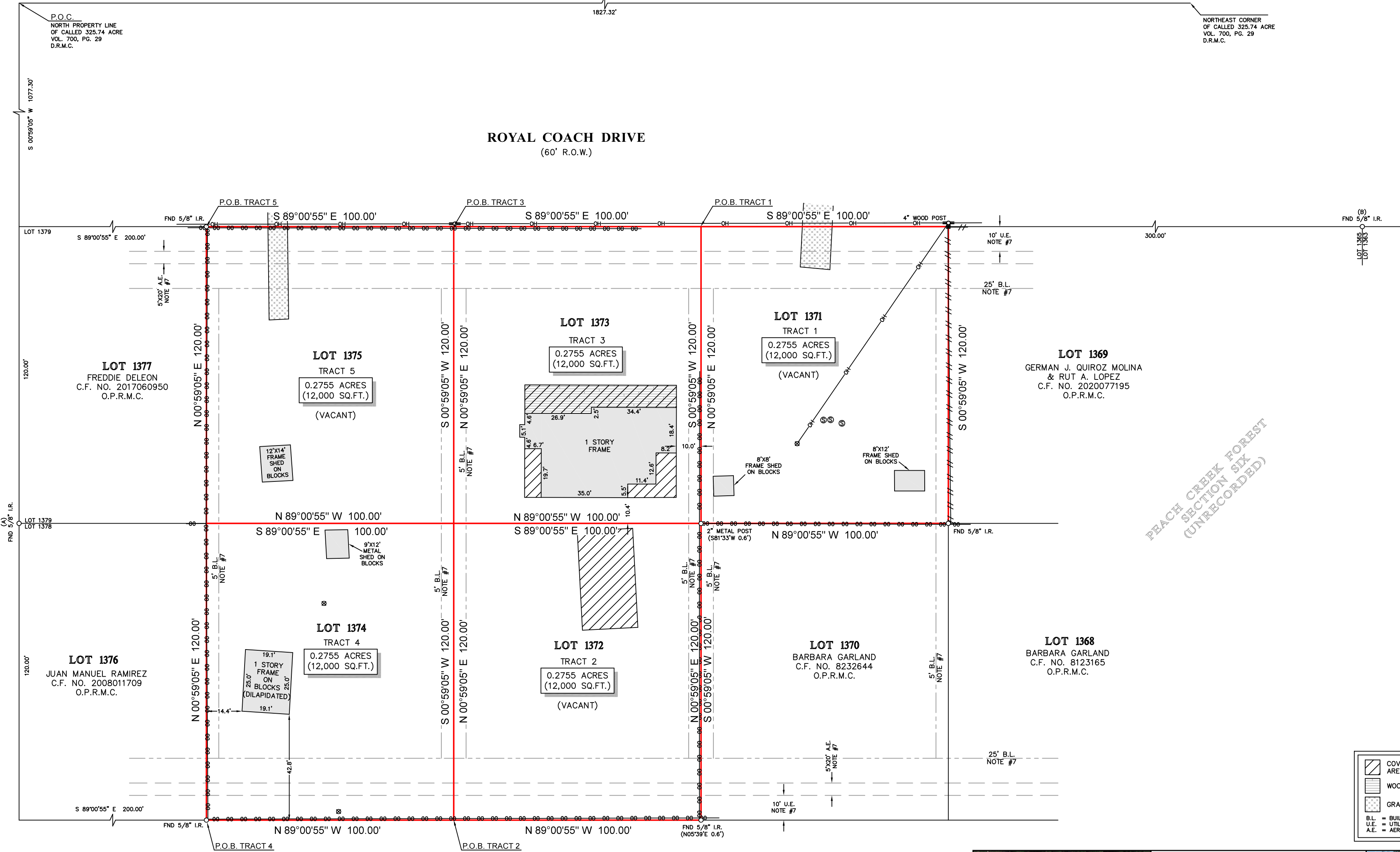
SCALE 1" = 30'

ROYAL COACH DRIVE  
(60' R.O.W.)

SPANISH OAK LANE  
(60' R.O.W.)

BROKEN BOUGH  
(60' R.O.W.)

PEACH CREEK FOREST  
SECTION SIX  
(UNRECORDED)



**LEGEND**

	COVERED AREA		FENCE
	WOOD DECK		CHAIN LINK
	GRAVEL		OVERHEAD UTILITY LINES
	B.L. = BUILDING LINE		POWER POLE
	U.E. = UTILITY EASEMENT		SERVICE POLE
	A.E. = AERIAL EASEMENT		SEPTIC LIDS

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MARY P. JOHNSON, RECORDED IN COUNTY CLERK'S FILE NO. 9027152 (AS TO TRACT 1) 8250078 (AS TO TRACT 2 & 3) 8021532 (AS TO TRACT 4) AND 8110441 (AS TO TRACT 5) OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 08-30-23, UNDER G.F. NO. 3016923-01352.
  - BUILDING SET-BACK LINE AND UTILITY EASEMENTS AS RECORDED IN VOL. 883, PG. 660, VOL. 919, PG. 17 AND C.F. NO. 8736741.

TITLE COMPANY:

G.F. #: 3016923-01352      ISSUE DATE: 08-30-23

**LEGAL DESCRIPTION:** TRACT 1: A TRACT OF LAND CONTAINING 0.2755 ACRES (12,000 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.2755 ACRES (12,000 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 3: A TRACT OF LAND CONTAINING 0.2755 ACRES (12,000 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 4: A TRACT OF LAND CONTAINING 0.2755 ACRES (12,000 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 5: A TRACT OF LAND CONTAINING 0.2755 ACRES (12,000 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**SURVEYORS CERTIFICATE:**  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 26, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

**CLIENT:** WEST RICHARDS WHOLESALE PROPERTIES, LLC  
**ADDRESS:** 27450 ROYAL COACH LANE

**www.survey1inc.com**  
**survey1@survey1inc.com**

**FIELD CREW:** JO      **TECH:** ARH  
**DRAFTER:** JB      **FINAL CHECK:** EF  
**DATE:** 10-03-23  
**JOB#:** 9-128252-23

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

**TRACT 1  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.2755 ACRES (12,000 SQUARE FEET) SITUATED  
IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.2755 acres (12,000 square feet), situated in the Christopher Bryan Survey, Abstract 75, Montgomery County, Texas, being all of a tract of land conveyed unto Mary P. Johnson by deed as recorded under County Clerk's File No. 9027152 of the Official Public Records of Montgomery County, Texas, being Lot 1371, of Peach Creek Forest, Section Six, an unrecorded subdivision out of a called 325.74 acre tract of land as recorded in Volume 700, Page 29, of the Deed Records of Montgomery County, Texas. Said 0.2755-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north line of said called 325.74 acre tract, being in the east right-of-way line of Broken Bough (60.00 feet wide) and being a distance of 1827.32 feet from the northeast corner of said called 325.74 acre tract;

THENCE South 00°59'05" West, along said east right-of-way line, a distance of 1077.30 feet to the intersection of said Broken Bough and the south right-of-way line of Royal Coach Drive (60.00 feet wide);

THENCE South 89°00'55" East, along said south right-of-way line, a distance of 400.00 feet to the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE continuing South 89°00'55" East, a distance of 100.00 feet to a 4-inch wood post for the northeast corner of said tract herein described;

THENCE South 00°59'05" West, a distance of 120.00 feet to a found 5/8-inch iron rod for the southeast corner of said tract herein described;

THENCE North 89°00'55" West, a distance of 100.00 feet to the southwest corner of said tract herein described (from which a 2-inch metal post bears South 81°33' West, a distance of 0.6 feet);

THENCE North 00°59'05" East, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.2755 acres (12,000 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 03, 2023, job number 9-128252-23.*



**TRACT 2**  
**DESCRIPTION OF A TRACT OF LAND CONTAINING**  
**0.2755 ACRES (12,000 SQUARE FEET) SITUATED**  
**IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75**  
**MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.2755 acres (12,000 square feet), situated in the Christopher Bryan Survey, Abstract 75, Montgomery County, Texas, being all of a tract of land conveyed unto Mary P. Johnson by deed as recorded under County Clerk's File No. 8250078 of the Official Public Records of Montgomery County, Texas, being Lot 1372, of Peach Creek Forest, Section Six, an unrecorded subdivision out of a called 325.74 acre tract of land as recorded in Volume 700, Page 29, of the Deed Records of Montgomery County, Texas. Said 0.2755-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north line of said called 325.74 acre tract, being in the east right-of-way line of Broken Bough (60.00 feet wide) and being a distance of 1827.32 feet from the northeast corner of said called 325.74 acre tract;

THENCE South 00°59'05" West, along said east right-of-way line, a distance of 1317.30 feet to the intersection of said Broken Bough and the north right-of-way line of Spanish Oak Lane (60.00 feet wide);

THENCE South 89°00'55" East, along said north right-of-way line, a distance of 300.00 feet to the southwest corner and POINT OF BEGINNING of said tract herein described;

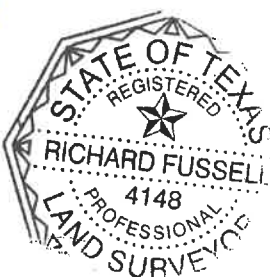

THENCE North 00°59'05" East, a distance of 120.00 feet to the northwest corner of said tract herein described;

THENCE South 89°00'55" East, a distance of 100.00 feet to the northeast corner of said tract herein described (from which a 2-inch metal post bears South 81°33' West, a distance of 0.6 feet);

THENCE South 00°59'05" West, a distance of 120.00 feet to a point in the north right-of-way line of said Spanish Oak Lane for the southeast corner of said tract herein described (from which a found 5/8-inch iron rod bears North 05°39' East, a distance of 0.6 feet);

THENCE North 89°00'55" West, along said north right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.2755 acres (12,000 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 03, 2023, job number 9-128252-23.*



**TRACT 3  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.2755 ACRES (12,000 SQUARE FEET) SITUATED  
IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.2755 acres (12,000 square feet), situated in the Christopher Bryan Survey, Abstract 75, Montgomery County, Texas, being all of a tract of land conveyed unto Mary P. Johnson by deed as recorded under County Clerk's File No. 8250078 of the Official Public Records of Montgomery County, Texas, being Lot 1373, of Peach Creek Forest, Section Six, an unrecorded subdivision out of a called 325.74 acre tract of land as recorded in Volume 700, Page 29, of the Deed Records of Montgomery County, Texas. Said 0.2755-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north line of said called 325.74 acre tract, being in the east right-of-way line of Broken Bough (60.00 feet wide) and being a distance of 1827.32 feet from the northeast corner of said called 325.74 acre tract;

THENCE South 00°59'05" West, along said east right-of-way line, a distance of 1077.30 feet to the intersection of said Broken Bough and the south right-of-way line of Royal Coach Drive (60.00 feet wide);

THENCE South 89°00'55" East, along said south right-of-way line, a distance of 300.00 feet to the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE continuing South 89°00'55" East, a distance of 100.00 feet to the northeast corner of said tract herein described;

THENCE South 00°59'05" West, a distance of 120.00 feet to the southeast corner of said tract herein described (from which a 2-inch metal post bears South 81°33' West, a distance of 0.6 feet);

THENCE North 89°00'55" West, a distance of 100.00 feet to the southwest corner of said tract herein described;

THENCE North 00°59'05" East, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.2755 acres (12,000 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 03, 2023, job number 9-128252-23*



**TRACT 4  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.2755 ACRES (12,000 SQUARE FEET) SITUATED  
IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.2755 acres (12,000 square feet), situated in the Christopher Bryan Survey, Abstract 75, Montgomery County, Texas, being all of a tract of land conveyed unto Mary P. Johnson by deed as recorded under County Clerk's File No. 8021532 of the Official Public Records of Montgomery County, Texas, being Lot 1374, of Peach Creek Forest, Section Six, an unrecorded subdivision out of a called 325.74 acre tract of land as recorded in Volume 700, Page 29, of the Deed Records of Montgomery County, Texas. Said 0.2755-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north line of said called 325.74 acre tract, being in the east right-of-way line of Broken Bough (60.00 feet wide) and being a distance of 1827.32 feet from the northeast corner of said called 325.74 acre tract;

THENCE South 00°59'05" West, along said east right-of-way line, a distance of 1317.30 feet to the intersection of said Broken Bough and the north right-of-way line of Spanish Oak Lane (60.00 feet wide);

THENCE South 89°00'55" East, along said north right-of-way line, a distance of 200.00 feet to a found 5/8-inch iron rod the southwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North 00°59'05" East, a distance of 120.00 feet to the northwest corner of said tract herein described;

THENCE South 89°00'55" East, a distance of 100.00 feet to the northeast corner of said tract herein described;

THENCE South 00°59'05" West, a distance of 120.00 feet to a point in the north right-of-way line of said Spanish Oak Lane for the southeast corner of said tract herein described;

THENCE North 89°00'55" West, along said north right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.2755 acres (12,000 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 03, 2023, job number 9-128252-23.*



**TRACT 5  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.2755 ACRES (12,000 SQUARE FEET) SITUATED  
IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.2755 acres (12,000 square feet), situated in the Christopher Bryan Survey, Abstract 75, Montgomery County, Texas, being all of a tract of land conveyed unto Mary P. Johnson by deed as recorded under County Clerk's File No. 8110441 of the Official Public Records of Montgomery County, Texas, being Lot 1375, of Peach Creek Forest, Section Six, an unrecorded subdivision out of a called 325.74 acre tract of land as recorded in Volume 700, Page 29, of the Deed Records of Montgomery County, Texas. Said 0.2755-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north line of said called 325.74 acre tract, being in the east right-of-way line of Broken Bough (60.00 feet wide) and being a distance of 1827.32 feet from the northeast corner of said called 325.74 acre tract;

THENCE South 00°59'05" West, along said east right-of-way line, a distance of 1077.30 feet to the intersection of said Broken Bough and the south right-of-way line of Royal Coach Drive (60.00 feet wide);

THENCE South 89°00'55" East, along said south right-of-way line, a distance of 200.00 feet to a found 5/8-inch iron rod for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE continuing South 89°00'55" East, a distance of 100.00 feet to the northeast corner of said tract herein described;

THENCE South 00°59'05" West, a distance of 120.00 feet to the southeast corner of said tract herein described;

THENCE North 89°00'55" West, a distance of 100.00 feet to the southwest corner of said tract herein described;

THENCE North 00°59'05" East, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.2755 acres (12,000 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 03, 2023, job number 9-128252-23*

