



April 13, 2022

BEING 0.212 ACRE OF LAND IN THE WILLIAM LANDRUM SURVEY, A-21, MONTGOMERY COUNTY, TEXAS, SAID 0.212 ACRE BEING OUT OF THE GLENN H. THOMPSON AND WIFE MERRILY THOMPSON 31.64 ACRE TRACT OF LAND, DEED OF WHICH IS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2004-028471, MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 0.212 ACRE BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING at a 5.8" iron rod found with a cap stamped "RPLS 4801" for the Southwest corner of the said 31.64 acre tract, the Northwest corner of the Glenn H. Thompson and wife Merrily Thompson 10.00 acre tract of land, deed of which is recorded under County Clerk's File Number 2006-127879, Montgomery County Real Property Records and being the Southwest corner of the herein described tract;

THENCE N. 02° 23' 30" W., along the West line of the said 31.64 acre tract for a distance of 30.05 feet to a 5.8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the Northwest corner of the herein described tract;

THENCE N. 84° 06' 17" E., across the 31.64 acre tract for a distance of 306.63 feet to a 5.8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" in the West line of the Chad R. Cerey and wife Patricia Cerey 17.00 acre tract of land, deed of which is recorded under County Clerk's File Number 2017-086426, Montgomery County Real Property Records for the Northeast corner of the herein described tract;

THENCE S. 09° 03' 24" E., along Cerey's West line for a distance of 30.05 feet to a 5.8" iron rod found for his Southwest corner, the Southeast corner of the residual of the said 31.64 acre tract, in the North line of the said 10.0 acre tract for the Southeast corner of the herein described tract;

THENCE S. 84° 06' 17" W., along the South line of the 31.64 acre tract, the North line of the 10.00 acre tract for a distance of 310.12 feet to the POINT OF BEGINNING and containing in all 0.212 acre of land.

This description is based upon a Land Survey and drawing as prepared by Jeffrey Moon and Associates, Inc; dated April 13, 2022. Bearings are based upon the Texas State Plane Coordinate System, NAD '83, Central Zone.