



March 11, 2022
10.000 Acres

BEING 10.000 ACRES OF LAND, SITUATED IN THE JAMES LEE SURVEY A-316 MONTGOMERY COUNTY, TEXAS, SAID 10.000 ACRES BEING ALL OF A CALLED 9.7918 ACRE TRACT OF LAND AND OUT OF AND A PART OF A CALLED 10.5700 ACRE TRACT OF LAND CONVEYED TO CHRISTOPHER K. WREN AND CHRISTI D. WREN DEED OF WHICH RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2022-019497 MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (ALL DISTANCES SHOWN ARE GROUND):

BEGINNING at a 1/2" iron rod found in the North Right-of-Way line of Lake Mount Pleasant Road a 60' R.O.W. as described in Vol. 532, Pg. 522 Montgomery County Deed Records for the Southwest corner of a called 18.801 acre tract of land conveyed to Robert A. and Eloise A. Blackburn deed of which recorded under C.C.F.N. 9427819 M.C.R.P.R. the Southeast corner of the herein described tract;

THENCE, South 80° 17' 38" West, along the North line of Lake Mount Pleasant Road passing at a distance of 343.07 a 1/2" iron rod found for the Southeast corner of the said 10.5700 acre tract of land the Southwest corner of the said 9.7918 acre tract continuing for a total distance of 350.20 feet to a 1/2" iron rod set with cap stamped "Jeff Moon RPLS 4639" for the Southwest corner of the herein described tract;

THENCE North 02° 12' 41" West departing the North R.O.W of Lake Mount Pleasant Road over and across the said 10.5700 acre tract for a distance of 1275.01 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" in the South line of a called 743 acre tract of land conveyed to The United States of America (known as Sam Houston National Forest) deed of which is recorded in Vol. 183, Pg. 509 M.C.D.R., the apparent South line of the John Stokley Survey A-475, the North line of the said 10.5700 acre tract for the Northwest corner of the herein described tract;

THENCE North 87° 26' 14" East along a South line of the said 743 acre tract passing at a distance of 7.09 feet a 1/2" iron rod found for the Northeast corner of the said 10.5700 acre tract the Northwest corner of the said 9.7918 acre tract continuing in all for a distance of 347.87 feet to a 3/4" iron pipe found for the Northeast corner of the said 9.7918 acre tract and of the herein described tract;

THENCE South 02° 10' 51" East along the West line of the said 18.801 acre tract for a distance of 1231.46 feet back to the POINT of BEGINNING and containing 10.000 acres of land, based on the survey and plat prepared by Jeffrey Moon and Associates, Inc. dated March 11, 2020.



Taren Hanks

Registered Professional Land Surveyor 6787