JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
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T.B.P.E.L.S. 10112200
P.O. Box 2501 Conroe Texas 77305
Phone (936)756-5266, Fax (936)756-5281

November 17, 2022
5.300 Acres

BEING 5.300 ACRES OF LAND IN THE GRIFFIN-SIMONTON SURVEY, A-768, MONTGOMERY COUNTY, TEXAS, SAID 5.300 ACRES BEING OUT OF AND A PORTION OF A CALLED 25.000 ACRE TRACT OF LAND CONVEYED TO JOHN B. SMITH DEED OF WHICH IS RECORDED UNDER COUNTY CLERK FILE NUMBER 2020-0332863 MONTGOMERY COUNTY REAL PROPERTY RECORDS SAID 5.300 ACRES BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS ALL DISTANCES IN U. S. SURVEY FEET:

BEGINNING at a 3-1/2" iron pipe found in the apparent Northeast line of the Bennette Blake Survey A-4, the apparent South corner of the said Griffin-Simonton Survey A-768, for angle point in the apparent West line of the Francis W. Harmes Survey A-267 and a called 630.44 acre tract of land conveyed to W & B Marek Interest, LTD deed of which is recorded under C.C.F.N. 2006-131174 M.C.R.P.R., in the Northeast line of a called 19.448 acre tract conveyed to Gary Wayne Walters deed of which is recorded under C.C.F.N. 7843142 M.C.R.P.R. for the South corner of the said 25.000 acre tract and the herein described tract;

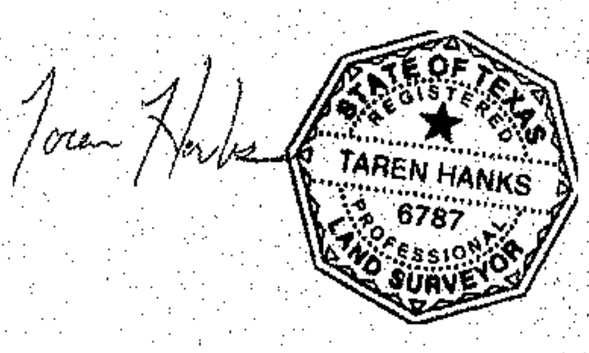
THENCE N 33°20'28" W along the West line of the said 25.000 acre tract for a distance of 990.85 feet to a 4" Round Concrete Monument found for the North corner of the said 19.448 acre tract, the East corner of a called 9.272 acre tract conveyed to David J. Deschner and wife Karen L. Deschner deed recorded under C.C.F.N. 8328363 M.C.R.P.R., for the South corner of a 4.679 acre tract surveyed this day, for the West corner of the herein described tract;

THENCE N 56°52'58" E over and across the said 25.000 acre tract for a distance of 327.25 feet to a 1/2" iron rod set with cap stamped "Jeff Moon RPLS 4639" in the Northeast line of the said 25.000 acre tract for the East corner of a 4.679 acre tract surveyed this day, for the North corner of the herein described tract;

THENCE S 33°07'02" E along the Northeast line of the said 25.000 acre tract for a distance of 425.21 feet to a 1/2" iron rod found with cap stamped "Jeff Moon RPLS 4639" in the apparent East line of the Griffin-Simonton Survey A-768, the West line of the said Francis W. Harmes Survey A-267, the West line of the said 630.44 acre tract for the Northeast corner of the said 25.000 acre tract and the herein described tract;

THENCE S 03°21'37" E along the Southeast line of the said 25.000 acre tract, the said Survey lines for a distance of 651.55 feet to POINT OF BEGINNING and containing in all 5.300 acres of land.

This description is based upon a Land Survey and drawing as prepared by Jeffrey Moon and Associates, Inc; dated November 17, 2022. Bearings are based upon the Texas State Plane Coordinate System, NAD '83, Central Zone.



5.300Acre

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November 17, 2022
4.679 Acres

BEING 4.679 ACRES OF LAND IN THE GRIFFIN-SIMONTON SURVEY, A-768, MONTGOMERY COUNTY, TEXAS, SAID 4.679 ACRES BEING OUT OF AND A PORTION OF A CALLED 25.000 ACRE TRACT OF LAND CONVEYED TO JOHN B. SMITH DEED OF WHICH IS RECORDED UNDER COUNTY CLERK FILE NUMBER 2020-0332863 MONTGOMERY COUNTY REAL PROPERTY RECORDS SAID 4.679 ACRES BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS ALL DISTANCES IN U. S. SURVEY FEET:

COMMENCING at a 3-1/2" iron pipe found in the apparent Northeast line of the Bennette Blake Survey A-4, the apparent South corner of the said Griffin-Simonton Survey A-768, for angle point in the apparent West line of the Francis W. Harmes Survey A-267 and a called 630.44 acre tract of land conveyed to W & B Marek Interest, LTD deed of which is recorded under C.C.F.N. 2006-131174 M.C.R.P.R., in the Northeast line of a called 19.448 acre tract conveyed to Gary Wayne Walters deed of which is recorded under C.C.F.N. 7843142 M.C.R.P.R. for the South corner of the said 25.000 acre tract, the South corner of a 5.300 acre tract surveyed this day;

THENCE N 33°20'28" W along the West line of the said 25.000 acre tract for a distance of 990.85 feet to a 4" Round Concrete Monument found for the North corner of the said 19.448 acre tract, the East corner of a called 9.272 acre tract conveyed to David J. Deschner and wife Karen L. Deschner deed recorded under C.C.F.N. 8328363 M.C.R.P.R., for the West corner of a 5.300 acre tract surveyed this day, the POINT of BEGINNING and the South corner of the herein described tract;

THENCE N 33°20'28" W along the Northeast line of the said 9.272 acre tract for a distance of 322.21 feet to a 4" Round Concrete Monument found for the North corner of the said 9.272 acre tract the East corner of a called 10.000 acre tract conveyed to Benjamin L. Koliba Revocable Trust deed of which is recorded under C.C.F.N. 99105649 M.C.R.P.R. for angle point in the West line of the herein described tract;

THENCE N 33°10'54" W along the East line of the said 10.000 acre tract for a distance of 289.69 feet to point from whence a 1/2" iron rod found for reference that bears West 0.36 feet for the East corner of a residual of a called 28.326 acre tract of land conveyed to Ted W. DuPaul and wife Barbara J. DuPaul deed of which is recorded under C.C.F.N. 8313320 M.C.R.P.R., the North corner of the said 10.000 acre tract, the South

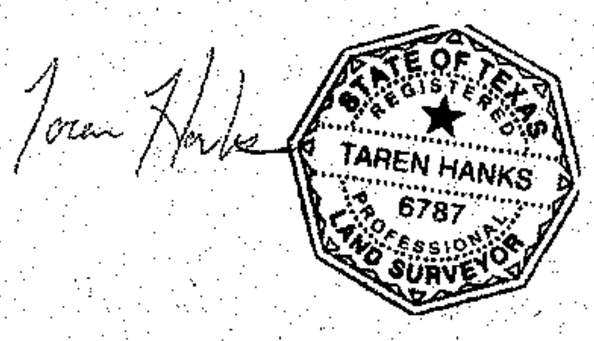
corner of a 15.021 acre tract surveyed this day, the West corner of the herein described tract;

THENCE N 56°52'58" E over and across the said 25.000 acre tract for a distance of 328.85 feet to a 1/2" iron rod set with cap stamped "Jeff Moon RPLS 4639" in the East line of the said 25.000 acre tract, the Southwest line residual of a called 169.5724 acre tract of land conveyed to C. Stuart Traylor and Beth Traylor deed of which is recorded under C.C.F.N. 2000-000354 M.C.R.P.R. for the East corner of a 15.021 acre tract of land surveyed this day, the North corner of the herein described tract

THENCE S 33°07'02" W along the East line of the said 25.000 acre tract for a distance of 620.90 feet to a 1/2" iron rod set with cap stamped "Jeff Moon RPLS 4639" for the North corner of a 5.300 acre tract of land surveyed this day,for the East corner of the herein described tract;

THENCE S 56°52'58" W over and across the said 25.000 acre tract for a distance of 327.25 feet to POINT OF BEGINNING and containing in all 4.679 acres of land.

This description is based upon a Land Survey and drawing as prepared by Jeffrey Moon and Associates, Inc; dated November 17, 2022. Bearings are based upon the Texas State Plane Coordinate System, NAD '83, Central Zone.



4.679Acre