



AUGUST 25, 2025

BEING 6.129 ACRES OF LAND IN THE TIMOTHY CUDE SURVEY, A-12, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 9.768 ACRE TRACT OF LAND CONVEYED TO RUSSELL K. MILLER, JR. AND LESLIE GRILLON RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2014-115297 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY TEXAS; SAID 6.129 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE (ALL DISTANCES SHOWN ARE GROUND):

BEGINNING at a 1/2 inch iron pipe, found for the Northwest corner of the herein described tract, being the Northwest corner of said 9.768 acre tract, being the Northeast corner of a called 10.19 acre tract of land conveyed in deed to Mary Etta Jackson and Richard D. Jackson recorded in Volume 996, Page 881 of the Deed Records of Montgomery County, Texas and being in the South line of a called 86.106 acre tract of land conveyed in deed to Edward F. Wong recorded in Volume 899, Page 9 of the Deed Records of Montgomery County, Texas;

THENCE South 77°15'58" East (Deed call: South 74°58'35" East), along the North line of said 9.768 acre tract and the South line of said 86.106 acre tract, passing at a distance of 60.00 feet, the Southeast corner of said 86.106 acre tract and Southwest corner of a called 18.960 acre tract of land conveyed in deed to John C. Schubert recorded in Volume 1020, Page 455 of the Deed Records of Montgomery County, Texas and continuing, in all, a total distance of 329.56 feet to a 5/8 inch iron rod with survey cap stamped "Jeff Moon R.P.L.S. 4639", set for the Northeast corner of the herein described tract, being the Northwest corner of Tract 2 as surveyed this date and being in the South line of said 18.960 acre tract;

THENCE South 12°46'04" West, leaving the North line of said 9.768 acre tract and the South line of said 18.960 acre tract, along the West line of said Tract 2 as surveyed this date, over and across said 9.768 acre tract, a distance of 810.22 feet to a 5/8 inch iron rod with survey cap stamped "Jeff Moon R.P.L.S. 4639", set for the Southeast corner of the herein described tract, being the Southwest corner of said Tract 2 as surveyed this date, being in the North line of Tract 3 as surveyed this date and being in the apparent North line of Thompson Road, a 30 foot road Easement recorded in Volume 677, Page 179 of the Deed Records of Montgomery County, Texas;

THENCE North 77°13'56" West, along the North line of said Tract 3 and the North line of said Thompson Road, a 30 foot Road Easement and continuing over and across said 9.768 acre tract, a distance of 329.56 feet to a 1-1/2 inch iron pipe, found for the Southwest corner of the herein described tract, being in the West line of said 9.768 acre tract and being the East line of said 10.19 acre tract, from whence the Southwest corner of said 9.768 acre tract and the Southeast corner of said 10.19 acre tract bears South 12°46'04" West, 32.18 feet;

THENCE North 12°46'04" East, along the West line of said 9.768 acre lease and the East line of said 10.19 acre tract, a distance of 810.02 feet, back to the **POINT OF BEGINNING** and containing in all 6.129 acres of land, based on the survey prepared by Jeffrey Moon and Associates, Inc., August 25, 2025.

Job. No: 25-B-56 (Tract 1) 6.129 Acres


Seth M. Gibson
Registered Professional
Land Surveyor No. 2000

