



Control Number: 46727



Item Number: 14

Addendum StartPage: 0

46727

**Marjorie Kruger Lynch
Mr. & Mrs. Gary L. Kruger
27330 Decker Prairie Rosehill Road
Magnolia, Texas 77355-7958**

RECEIVED
2017 APR 25 AM 10:06
PUBLIC UTILITY COMMISSION
FILING CLERK

April 17, 2017

Public Utility Commission of Texas
Central Records
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

To Whom It May Concern:

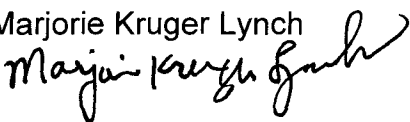
I am sending a copy of the letter we received about "opting out" of the requested area for a Water Certificate of Convenience and Necessity in Montgomery County.

I am sending a copy of our maps and metes and bounds descriptions.

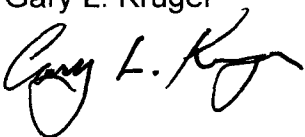
We definitely want to OPT OUT.

Sincerely,

Marjorie Kruger Lynch



Gary L. Kruger



To All Affected Land Owners or Utilities:

On January 5, 2017, HMW Utility District of Harris and Montgomery Counties ("HMW") filed its Application to Amend a Water Certificate of Convenience and Necessity in Montgomery County to the Texas Public Utility Commission ("PUC"), under PUC Docket No. 46727 (the "Application").

Each water utility within two miles of or land owner with more than 25 acres partially or wholly within the proposed CCN boundary is entitled to notice of HMW's Application under applicable law.

In general, HMW's Application seeks to conform the boundaries of its Certificate of Convenience and Necessity ("CCN") No. 10342 to the areas that it has served and ~~provided water service~~ throughout its existence. Specifically, HMW seeks to do so by (1) incorporating uncertified areas that it serves, and (2) decertifying portions of the CCN service areas of neighboring utilities. All affected areas are of minimal size.

Each affected utility or land owner will receive with this letter an accurate map that shows HMW's proposed service area under the amended CCN as well as the required PUC notice document.

Please advise the undersigned of any questions at your earliest opportunity. You may also contact HMW's Engineer, Rachel Musgrove, as set forth below:

Rachel Musgrove
Cobb, Fendley & Associates
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: 713.462.3242
Email: rmusgrove@cobb fendley.com

Patrick F. Timmons, Jr.
Timmons Law Firm
8556 Katy Freeway, Suite 120
Houston, TX 77024-1806
Phone: 713.465.7638
Email: pft@timmonslawfirm.com

Sincerely,



Counsel for HMW SUD

Notice to Neighboring Systems, Landowners and Cities

**NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND
NECESSITY (CCN) TO PROVIDE WATER UTILITY SERVICE IN
MONTGOMERY COUNTY, TEXAS**

To: _____ Date Notice Mailed: ____, 2017
(Name of neighboring systems, cities and landowners)

(Address)

(City State Zip)

The H-M-W Special Utility District has filed an application with the Public Utility Commission of Texas to amend its water CCN No. 10342 and to decertify portions of Aqua Texas Inc.'s CCN Nos. 11157 and CCN No. 13203, Cypresswood Estates's CCN No. 12498, Johnston Water Utility LLC's CCN No. 12788, Nerro Supply Investors LLC's CCN No. 10336, Pinehurst Decker Prairie WSC's CCN No. 11768, Quadvest LP's CCN No. 11612, and South Central Water Company's CCN No. 13061 in Montgomery County.

The proposed utility service area is located in southwest Montgomery County, and is generally bounded on the north by FM 1488 (Magnolia Parkway); on the east by FM 2978; on the south by Montgomery/Harris County line; and on the west by Nichols Sawmill Road and Roberts Cemetery Road.

See enclosed maps of the proposed water service area.

The proposed water service area being requested includes approximately 6,720 acres and 2,880 current customers.

You may request a public hearing. A request for a public hearing must be in writing and include: (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, docket number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application which would satisfy your concerns and cause you to withdraw your request for a hearing.

Hearing requests, comments or requests to intervene should be filed with the:

Public Utility Commission of Texas
Central Records
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the Commission on its own motion requests a hearing. Only those individuals who submit a written hearing request will receive notice if a hearing is scheduled.

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the applicant. All opt out requests must include a large scale map and a metes and bounds description of the landowner's tract of land.

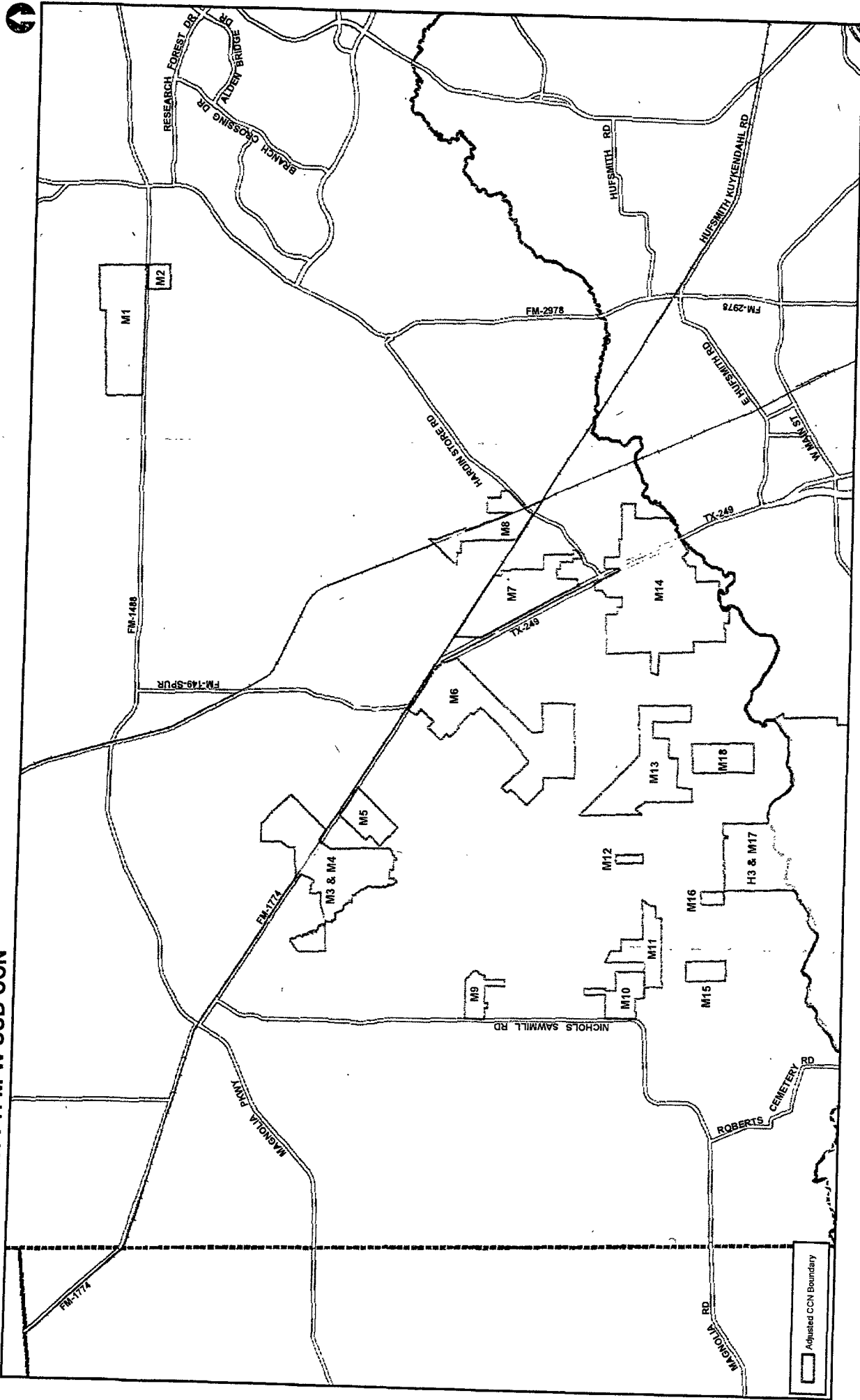
Persons who wish to request this option should file the required documents with the:

Public Utility Commission of Texas
Central Records
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

In addition, the landowner must also send a copy of the opt out to the applicant. Staff may request additional information regarding your request.

Si desea informacion en Espanol, puede llamar al 1-888-782-8477

MONTGOMERY COUNTY H-M-W SUD CCN



1 inch = 6,000 feet

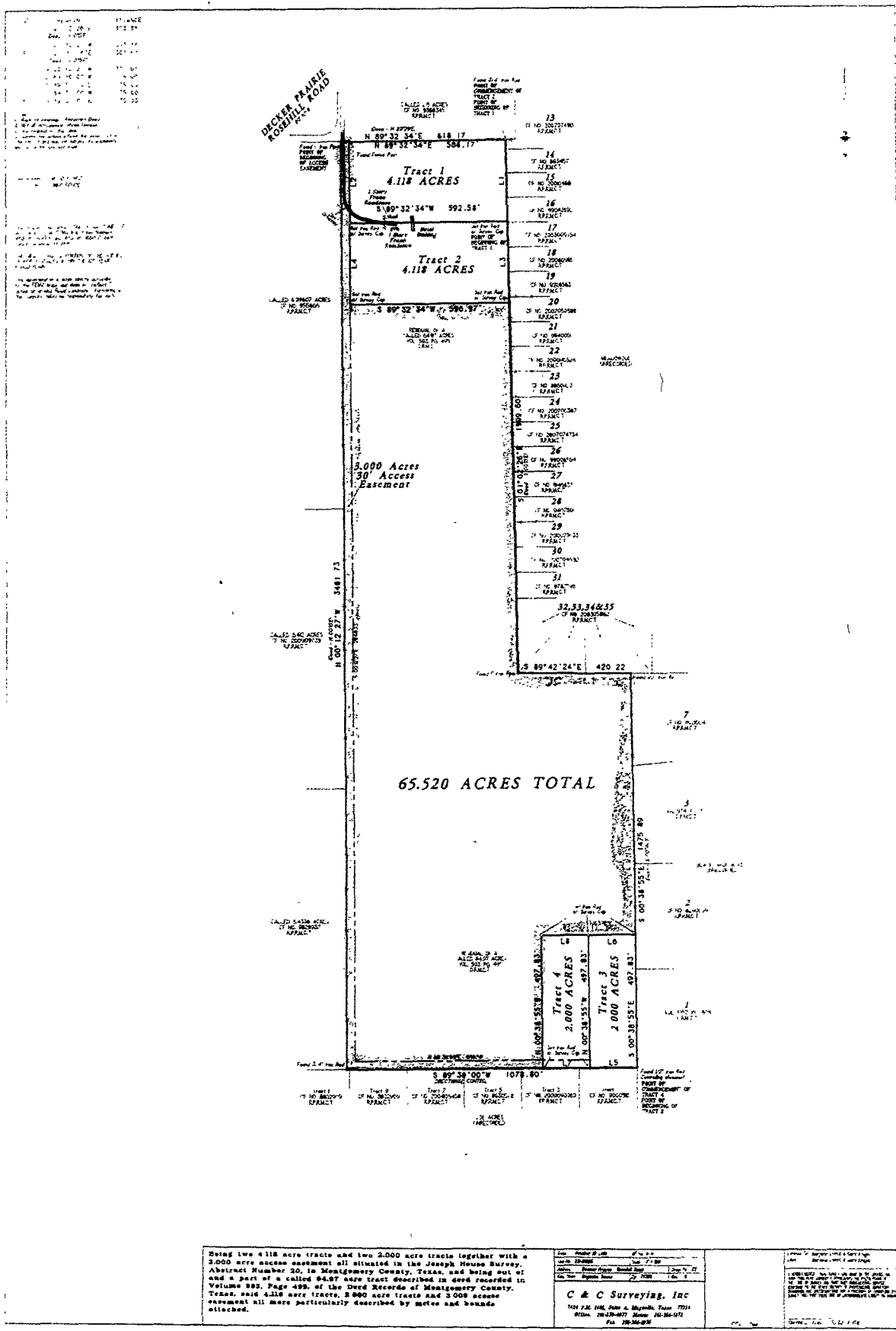


Table with 2 columns: Description, Distance.

1. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
2. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
3. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
4. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
5. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
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26. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
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29. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
30. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
31. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
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35. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
36. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
37. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
38. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
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40. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
41. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
42. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
43. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
44. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
45. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
46. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
47. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
48. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
49. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84
50. 1/4 Sec. 36, T. 12 N., R. 10 E., S. 1/4	172.84

Being two 4.118 acre tracts and two 2.000 acre tracts together with a 3,000 acre easement all situated in the Joseph House Survey, Abstract Number 20, in Montgomery County, Texas, and being out of and a part of a called 64.87 acre tract described in deed recorded in Volume 182, Page 499, of the Deed Records of Montgomery County, Texas, said 4.118 acre tracts, 2.000 acre tracts and 3,000 acre easement all more particularly described by meter and bounds attached.

C & C Surveying, Inc.
1021 F.W. 10th, Suite 4, Houston, Texas 77014
811th 28-37th St., Houston, Texas 77014
P.O. Box 10000

Surveyed by C & C Surveying, Inc.
Surveyed on 10/1/14
Surveyed by C & C Surveying, Inc.
Surveyed on 10/1/14

C & C Surveying, Inc.

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

53.284 Acres

Joseph House Survey, Abstract Number 20

Montgomery County, Texas

Being a 53.284 acre tract of land situated in the Joseph House Survey, Abstract Number 20, of Montgomery County, Texas, and being out of and part of a called 64.97 acre tract described in deed recorded in Volume 503, Page 495, of the Deed Records of Montgomery County, Texas; said 53.284 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 1 inch iron pipe, found for the Northwest corner of the herein described tract, common with the Northwest corner of the 64.97 acres, the Northeast corner of a called 6.99607 acres as described in deed recorded in Clerk's File Number 9515666 of the Real Property Records of Montgomery County, Texas, and the Southwest corner of a called 2.6 acres as described in deed recorded in Clerk's File Number 9366345 of said Real Property Records, same being at the intersection of the East right-of-way line of Decker Prairie-Rosehill Road with the South right-of-way line of Decker Prairie-Rosehill Road, and proceeding;

THENCE N 89°32'34"E (Deed - N 89°29'E), along the upper North line of the herein described tract, common with the upper North line of the 64.97 acres and the South line of the 2.6 acres, a distance of 30.00 feet, to a fence post, found for the upper Northeast corner of the herein described tract;

THENCE S 00°12'27"E, along the upper East line of the herein described tract, severing the 64.97 acres, a distance of 605.47 feet, to an iron rod with survey cap, set for an interior corner of the herein described tract;

THENCE N 89°32'34"E, along a North line of the herein described tract, a distance of 596.97 feet, to an iron rod with survey cap, set for a Northeast corner of the herein described tract, same being in the upper East line of the 64.97 acres and the West line of Lot 20 of MEADOWOOD, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 2007050588 of said Real Property Records;

THENCE S 01°02'26"E (Deed - S 00°15'E), a distance of 1394.10 feet, along an East line of the herein described tract, common with the upper East line of the 64.97 acres, the West line of said Lot 20 and the West line of Lots 21 through 32 of said subdivision, as described in deeds recorded in Clerk's File Numbers 9840051, 2006145528, 8860423, 2007063187, 2007074734, 99006564, 9146833, 9407861, 2010023633, 2007046312, 9782798 and 2003058162, respectively, all of said Real Property Records, to a 1 inch iron pipe, found for an interior corner of the herein described tract, common with an interior corner of the 64.97 acres, the South corner of said Lot 32 and the Southwest corner of Lot 33 of said subdivision as described in deed recorded in Clerk's File Number 2003058162 of said Real Property Records;

THENCE S 89°42'24"E (Deed - East), along the lower North line of the herein described tract, common with the lower North line of the 64.97 acres, the South line of said Lot 33 and the South line of Lot 34 of said subdivision as described in deed recorded in Clerk's File Number 2003058162 of said Real Property Records, a distance of 420.22 feet (Deed - 436.7 feet), to a 1/2 inch iron rod, found for the lower Northeast corner of the herein described tract, common with the lower Northeast corner of the 64.97 acres and the Northwest corner of Lot 7 of BLACK JACK ACRES, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 8021664 of said Real Property Records;

THENCE S 00°38'55"E (Deed - S 00°40'E), along the outer East line of the herein described tract, common with the lower East line of the 64.97 acres, the West line of said Lot 7, the West line of Lot 3 of BLACK JACK ACRES, as described in deed recorded in Volume 974, Page 371, of said Deed Records, and the West line of Lot 2 of BLACK JACK ACRES, as described in deed recorded in Clerk's File Number 8240699, of said Real Property Records, a distance of 978.06 feet, to an iron rod with survey cap, set for the upper Southeast corner of the herein described tract;

THENCE S 89°30'00"W, along the upper South line of the herein described tract, severing the 64.97 acres, a distance of 350.00 feet, to an iron rod with survey cap, set for an interior corner of the herein described tract;

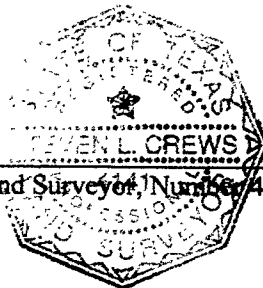
THENCE S 00°38'55"E, along the lower East line of the herein described tract, a distance of 497.83 feet, to an iron rod with survey cap, set for the lower Southeast corner of the herein described tract, same being in the South line of the 64.97 acres and the North line of Tract 3 of COE ACRES, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 2009093089, of said Real Property Records;

THENCE S 89°30'00"W, along the lower South line of the herein described tract, common with the South line of the 64.97 acres, the North line of said Tract 3, and the North line of Tracts 5, 7, 9 and 11 of COE ACRES, as described in deeds recorded in Clerk's File Numbers 8630578, 2004105458, 8802909 and 8802909, all of said Real Property Records, a distance of 728.80 feet, to a 3/4 inch iron rod, found for the Southwest corner of the herein described tract, common with the Southwest corner of the 64.97 acres and the Southeast corner of a called 5.4336 acres as described in deed recorded in Clerk's File Number 9829937 of said Real Property Records;

THENCE N 00°12'27"W (Deed - N 00°15'E), along the West line of the herein described tract, common with the West line of the 64.97 acres, the East line of the 5.4336 acres, the East line of a called 15.612 acres as described in deed recorded in Clerk's File Number 2005109739 of said Real Property Records, and the East line of the 6.99607 acres, a distance of 3481.73 feet (Deed - 3483.3 feet), back to the **POINT OF BEGINNING** and containing 53.284 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 19, 2010.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141
10-0325
10/19/10



C & C Surveying, Inc.

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

Tract 1

4.118 Acres

Joseph House Survey, Abstract Number 20

Montgomery County, Texas

Being a 4.118 acre tract of land situated in the Joseph House Survey, Abstract Number 20, of Montgomery County, Texas, and being out of and part of a called 64.97 acre tract described in deed recorded in Volume 503, Page 495, of the Deed Records of Montgomery County, Texas; said 4.118 acres being more particularly described as follows with all bearings based on the recorded deed;

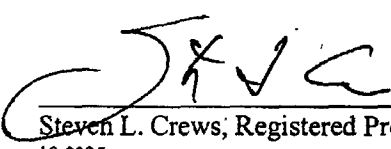
BEGINNING at a 3/4 inch iron rod, found for the Northeast corner of the herein described tract, common with the upper Northeast corner of the 64.97 acres and the lower Northwest corner of Lot 13 of MEADOWOOD, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 2002074913 of the Real Property Records of Montgomery County, Texas, same being in the South line of a called 2.6 acres as described in deed recorded in Clerk's File Number 9366345 of said Real Property Records, and proceeding;

THENCE S 01°02'26"E (Deed - S 00°15'E), along the East line of the herein described tract, common with the upper East line of the 64.97 acres, the West line of said Lot 13, and the West line of Lots 14, 15 and 16 of said subdivision, as described in deeds recorded in Clerk's File Numbers 8634157, 2001046151 and 99082892, respectively, all of said Real Property Records, a distance of 303.88 feet, to an iron rod with survey cap, set for the Southeast corner of the herein described tract;

THENCE S 89°32'34"W, along the South line of the herein described tract, severing the 64.97 acres, a distance of 592.58 feet, to an iron rod with survey cap, set for the Southwest corner of the herein described tract;

THENCE N 00°12'27"W, along the West line of the herein described tract, a distance of 303.86 feet, to a fence post, found for the Northwest corner of the herein described tract, same being in the upper North line of the 64.97 acres and the South line of the 2.6 acres;

THENCE N 89°32'34"E (Deed - N 89°29'E), along the North line of the herein described tract, common with the upper North line of the 64.97 acres and the South line of the 2.6 acres, a distance of 588.17 feet, back to the **POINT OF BEGINNING** and containing 4.118 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 19, 2010.


Steven L. Crews, Registered Professional Land Surveyor, Number 4141

10-0325
10/19/10



C & C Surveying, Inc.

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Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

Tract 2

4.118 Acres

Joseph House Survey, Abstract Number 20

Montgomery County, Texas

Being a 4.118 acre tract of land situated in the Joseph House Survey, Abstract Number 20, of Montgomery County, Texas, and being out of and part of a called 64.97 acre tract described in deed recorded in Volume 503, Page 495, of the Deed Records of Montgomery County, Texas; said 4.118 acres being more particularly described as follows with all bearings based on the recorded deed;

COMMENCING at a 3/4 inch iron rod, found for the upper Northeast corner of the 64.97 acres and the lower Northwest corner of Lot 13 of MEADOWOOD, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 2002074913 of the Real Property Records of Montgomery County, Texas, same being in the South line of a called 2.6 acres as described in deed recorded in Clerk's File Number 9366345 of said Real Property Records, and proceeding;

THENCE S 01°02'26"E (Deed - S 00°15'E), along the upper East line of the 64.97 acres, the West line of said Lot 13, and the West line of Lots 14, 15 and 16 of said subdivision, as described in deeds recorded in Clerk's File Numbers 8634157, 2001046151 and 99082892, respectively, all of said Real Property Records, a distance of 303.88 feet, to an iron rod with survey cap, set for the Northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE S 01°02'26"E (Deed - S 00°15'E), along the East line of the herein described tract, common with the upper East line of the 64.97 acres, the West line of said Lot 16, and the West line of Lots 17, 18, 19 and 20 of said subdivision, as described in deeds recorded in Clerk's File Numbers 2003005054, 2006129118, 9226563 and 2007050588, respectively, all of said Real Property Records, a distance of 301.62 feet, to an iron rod with survey cap, set for the Southeast corner of the herein described tract;

THENCE S 89°32'34"W, along the South line of the herein described tract, severing the 64.97 acres, a distance of 596.97 feet, to an iron rod with survey cap, set for the Southwest corner of the herein described tract;

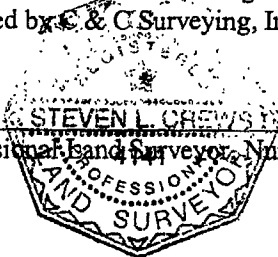
THENCE N 00°12'27"W, along the West line of the herein described tract, a distance of 301.61 feet, to an iron rod with survey cap, set for the Northwest corner of the herein described tract;

THENCE N 89°32'34"E, along the North line of the herein described tract, a distance of 592.58 feet, back to the **POINT OF BEGINNING** and containing 4.118 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 19, 2010.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141

10-0325
10/19/10



C & C Surveying, Inc.

7424 F.M. 1488, Suite A
Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

Tract 3

2.000 Acres

Joseph House Survey, Abstract Number 20

Montgomery County, Texas

Being a 2.000 acre tract of land situated in the Joseph House Survey, Abstract Number 20, of Montgomery County, Texas, and being out of and part of a called 64.97 acre tract described in deed recorded in Volume 503, Page 495, of the Deed Records of Montgomery County, Texas; said 2.000 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 1/2 inch iron rod, found for the Southeast corner of the herein described tract, common with the Southeast corner of the 64.97 acres and the Northeast corner of Tract 1 of COE ACRES, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 9000510 of the Real Property Records of Montgomery County, Texas, same being in the West line of Lot 1 of BLACK JACK ACRES, an unrecorded subdivision, as described in deed recorded in Volume 1052, Page 808 of said Deed Records, and proceeding;

THENCE S 89°30'00"W, along the South line of the herein described tract, common with the South line of the 64.97 acres and the North line of Tract 1 of COE ACRES, a distance of 175.00 feet, to an iron rod with survey cap, set for the Southwest corner of the herein described tract;

THENCE N 00°38'55"W, along the West line of the herein described tract, severing the 64.97 acres, a distance of 497.83 feet, to an iron rod with survey cap, set for the Northwest corner of the herein described tract;

THENCE N 89°30'00"E, along the North line of the herein described tract, a distance of 175.00 feet, to an iron rod with survey cap, set for the Northeast corner of the herein described tract, same being in the lower East line of the 64.97 acres and the West line of Lot 2 of BLACK JACK ACRES, as described in deed recorded in Clerk's File Number 8240699 of said Real Property Records;

THENCE S 00°38'55"E (Deed - S 00°40'E), along the East line of the herein described tract, common with the lower East line of the 64.97 acres and the West line of Lots 2 and 1 of BLACK JACK ACRES, a distance of 497.83 feet, back to the **POINT OF BEGINNING** and containing 2.000 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 19, 2010.

SLC

Steven L. Crews, Registered Professional Land Surveyor, Number 4141
10-0325
10/19/10



C & C Surveying, Inc.

7424 F.M. 1488, Suite A
Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

Tract 4

2.000 Acres

Joseph House Survey, Abstract Number 20

Montgomery County, Texas

Being a 2.000 acre tract of land situated in the Joseph House Survey, Abstract Number 20, of Montgomery County, Texas, and being out of and part of a called 64.97 acre tract described in deed recorded in Volume 503, Page 495, of the Deed Records of Montgomery County, Texas; said 2.000 acres being more particularly described as follows with all bearings based on the recorded deed;

COMMENCING at a 1/2 inch iron rod, found for the Southeast corner of the 64.97 acres and the Northeast corner of Tract 1 of COE ACRES, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 9000510 of the Real Property Records of Montgomery County, Texas, same being in the West line of Lot 1 of BLACK JACK ACRES, an unrecorded subdivision, as described in deed recorded in Volume 1052, Page 808 of said Deed Records, and proceeding;

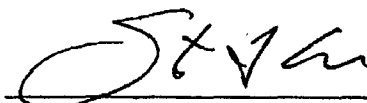
THENCE S 89°30'00"W, along the South line of the 64.97 acres and the North line of Tract 1 of COE ACRES, a distance of 175.00 feet, to an iron rod with survey cap, set for the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE S 89°30'00"W, along the South line of the herein described tract, common with the South line of the 64.97 acres, the North line of Tract 1 of COE ACRES, and the North line of Tract 3 of COE ACRES, as described in deed recorded in Clerk's File Number 2009093089 of said Real Property Records, a distance of 175.00 feet, to an iron rod with survey cap, set for the Southwest corner of the herein described tract;

THENCE N 00°38'55"W, along the West line of the herein described tract, severing the 64.97 acres, a distance of 497.83 feet, to an iron rod with survey cap, set for the Northwest corner of the herein described tract;

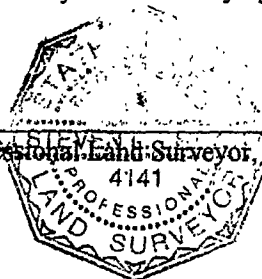
THENCE N 89°30'00"E, along the North line of the herein described tract, a distance of 175.00 feet, to an iron rod with survey cap, set for the Northeast corner of the herein described tract;

THENCE S 00°38'55"E, along the East line of the herein described tract, a distance of 497.83 feet, back to the **POINT OF BEGINNING** and containing 2.000 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 19, 2010.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141

10-0325
10/19/10



C & C Surveying, Inc.

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

3.000 Acre Access Easement

Joseph House Survey, Abstract Number 20

Montgomery County, Texas

Being a 3.000 acre access easement situated in the Joseph House Survey, Abstract Number 20, of Montgomery County, Texas, and being out of and part of a called 64.97 acre tract described in deed recorded in Volume 503, Page 495, of the Deed Records of Montgomery County, Texas; said 3.000 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 1 inch iron pipe, found for the Northwest corner of the herein described tract, common with the Northwest corner of the 64.97 acres, the Northeast corner of a called 6.99607 acres as described in deed recorded in Clerk's File Number 9515666 of the Real Property Records of Montgomery County, Texas, and the Southwest corner of a called 2.6 acres as described in deed recorded in Clerk's File Number 9366345 of said Real Property Records, same being at the intersection of the East right-of-way line of Decker Prairie-Rosehill Road with the South right-of-way line of Decker Prairie-Rosehill Road, and proceeding;

THENCE N 89°32'34"E (Deed - N 89°29'E), along the upper North line of the herein described tract, common with the upper North line of the 64.97 acres and the South line of the 2.6 acres, a distance of 30.00 feet, to a fence post, found for the upper Northeast corner of the herein described tract;

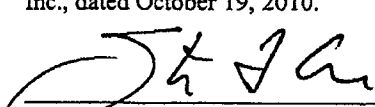
THENCE S 00°12'27"E, along the upper East line of the herein described tract, severing the 64.97 acres, a distance of 3451.70 feet, to a point for an interior corner of the herein described tract;

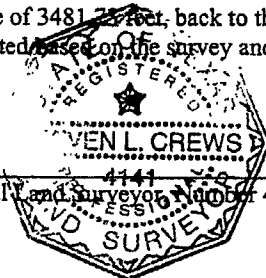
THENCE N 89°30'00"E, along the lower North line of the herein described tract, a distance of 873.57 feet, to a point for the lower Northeast corner of the herein described tract;

THENCE S 00°38'55"E, along the lower East line of the herein described tract, a distance of 30.00 feet, to a point for the Southeast corner of the herein described tract, same being in the South line of the 64.97 acres and the North line of Tract 1 of COE ACRES, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 9000510 of said Real Property Records;

THENCE S 89°30'00"W, along the South line of the herein described tract, common with the South line of the 64.97 acres, the North line of Tract 1 of COE ACRES, and the North line of Tracts 3, 5, 7, 9 and 11 of COE ACRES, as described in deeds recorded in Clerk's File Numbers 2009093089, 8630578, 2004105458, 8802909 and 8802909, all of said Real Property Records, a distance of 903.80 feet, to a 3/4 inch iron rod, found for the Southwest corner of the herein described tract, common with the Southwest corner of the 64.97 acres and the Southeast corner of a called 5.4336 acres as described in deed recorded in Clerk's File Number 9829937 of said Real Property Records;

THENCE N 00°12'27"W (Deed - N 00°15'E), along the West line of the herein described tract, common with the West line of the 64.97 acres, the East line of the 5.4336 acres, the East line of a called 15.612 acres as described in deed recorded in Clerk's File Number 2005109739 of said Real Property Records, and the East line of the 6.99607 acres, a distance of 3481.27 feet, back to the **POINT OF BEGINNING** and containing 3.000 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 19, 2010.


Steven L. Crews, Registered Professional Land Surveyor Number 4141
10-0325 10/19/10



336 ACRES
829937
M.C.T.

RESIDUAL OF A
CALLED 64.97 ACRES
VOL. 503, PG. 495
DRM.C.T.

2
CF NO. 8240699
RPRM.C.T.

1
VOL. 1052, PG. 808
DRM.C.T.

Tract 11
CF NO. 8802909
RPRM.C.T.

Tract 9
CF NO. 8802909
RPRM.C.T.

Tract 7
CF NO. 2004105458
RPRM.C.T.

Tract 5
CF NO. 8630578
RPRM.C.T.

Tract 3
CF NO. 2009093089
RPRM.C.T.

Tract 1
CF NO. 9000510
RPRM.C.T.

COE ACRES
UNRECORDED

S 89° 30' 00" W 1078.80'
DIRECTIONAL CONTROL

ound 3/4" Iron Rod

N 89° 30' 00" E 698.57'

N 00° 38' 55" W 497.83'

N 00° 38' 55" W 497.83'

S 00° 38' 55" E 497.83'

Tract 4
2.000 ACRES

Tract 3
2.000 ACRES

Set Iron Rod
w/ Survey Cap

Set Iron Rod
w/ Survey Cap

Found 1/2" Iron Rod
Controlling Monument
POINT OF
COMENCEMENT OF
TRACT 4
POINT OF
BEGINNING OF
TRACT 3

PRAIRIE
HILL ROAD
60' R.O.W.

CALLED 2.6 ACRES
CF NO. 9366345
R.P.R.M.C.T.

Found 3/4" Iron Rod
POINT OF
COMMENCEMENT OF
TRACT 2
POINT OF
BEGINNING OF
TRACT 1

13
CF NO. 200207493
R.P.R.M.C.T.

(Deed - N 89°29'E)

N 89°32'34"E 618.17'

N 89°32'34"E 588.17'

Found 1" Iron Pipe
POINT OF
BEGINNING
OF ACCESS
EASEMENT

Found Fence Post

Tract 1
4.118 ACRES

1 Story
Frame
Residence

S 89°32'34"W 592.58'

Dirt
Driveway

Set Iron Rod
w/ Survey Cap

1 Story
Frame
Residence

Metal
Building

Set Iron Rod
w/ Survey Cap
POINT OF
BEGINNING OF
TRACT 2

14
CF NO. 8634157
R.P.R.M.C.T.

15
CF NO. 2001046151
R.P.R.M.C.T.

16
CF NO. 99082892
R.P.R.M.C.T.

17
CF NO. 2003005054
R.P.R.M.C.T.

18
CF NO. 200612918
R.P.R.M.C.T.

19
CF NO. 9226563
R.P.R.M.C.T.

20
CF NO. 2007050588
R.P.R.M.C.T.

21
CF NO. 9840051
R.P.R.M.C.T.

22
CF NO. 2006145528
R.P.R.M.C.T.

23
CF NO. 8860423
R.P.R.M.C.T.

24
CF NO. 2007063187
R.P.R.M.C.T.

25
CF NO. 2007074734
R.P.R.M.C.T.

26
CF NO. 99006564
R.P.R.M.C.T.

27
CF NO. 9146833
R.P.R.M.C.T.

28
CF NO. 9407861
R.P.R.M.C.T.

RESIDUAL OF A
CALLED 64.97 ACRES
VOL. 503, PG. 495
D.R.M.C.T.

6.99607 ACRES
NO. 9515666
R.P.R.M.C.T.

3.000 Acres
30' Access
Easement

1999.60

S 01°02'26"E
(Deed - S 100°15'E)