



Control Number: 48824



Item Number: 19

Addendum StartPage: 0

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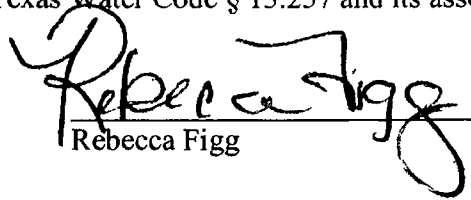
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**PUC REQUIRED CCN BOUNDARY DESCRIPTION**  
PUBLIC UTILITY COMMISSION  
FILING CLERK

**Aqua Texas, Inc.; Portion of Water and Sewer Service Areas  
CCN No. 13203 and 21065; PUC Docket No. 48824  
Petition by Tejas Creek, Ltd. to Amend Aqua Texas, Inc.'s CCN  
by Expedited Release in Montgomery County**

Pursuant to Texas Water Code § 13.257, Aqua Texas, Inc., holder of Certificate of Convenience and Necessity Nos. 13203 and 21065, hereby files this Boundary Description for the portions of Aqua Texas, Inc.'s CCN Nos. 13203 and 21065 that were released by the PUC in a March 1, 2019 written order in Docket No. 48824. The portions of Aqua Texas' CCNs that were released are described on the attached metes and bounds. The portions of Aqua Texas' CCNs that were released are further depicted in the attached PUC maps.

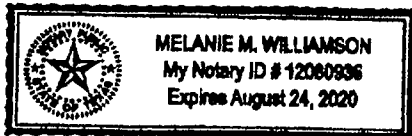
The Boundary Description is being filed on behalf of and at the request and instruction of Aqua Texas, Inc., based upon information and belief. Aqua Texas, Inc. specifically authorizes the filing of this Boundary Description to comply with Texas Water Code § 13.257 and its associated rules and regulations.

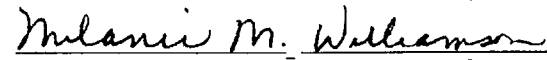
  
\_\_\_\_\_  
Rebecca Figg

STATE OF TEXAS           §  
COUNTY OF TRAVIS     §

Before me, the undersigned Notary Public, on this day personally appeared Rebecca Figg, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein described.

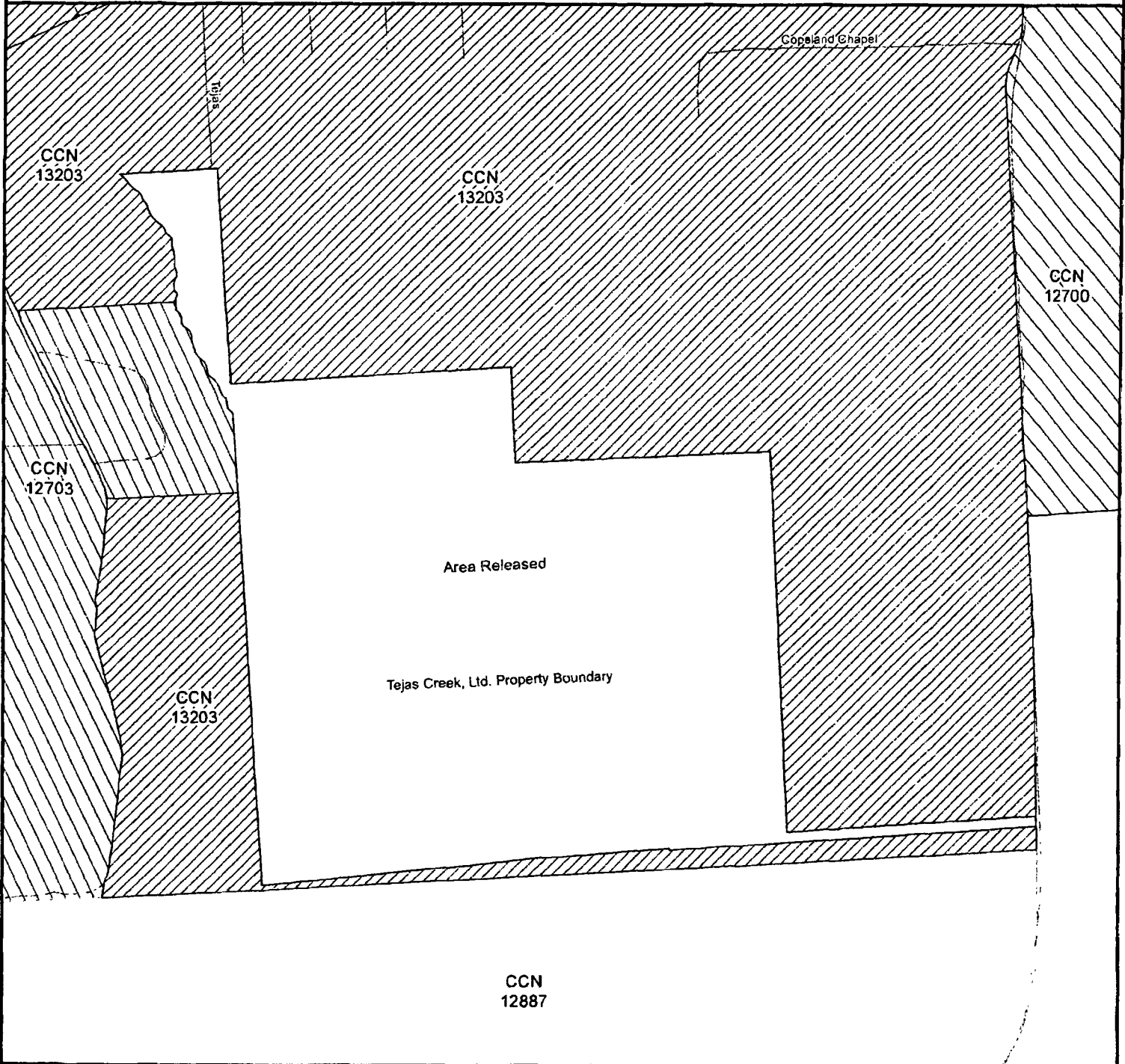
Given under my hand and seal of this office on this day, March 29, 2019.



  
\_\_\_\_\_  
Notary Public, in and for the State of Texas





After recording, please return to:  
Terrill & Waldrop  
810 West 10<sup>th</sup> Street  
Austin, Texas 78701

**Aqua Texas, Inc.**  
**Portion of Water CCN No. 13203**  
**PUC Docket No. 48824**  
**Petition by Tejas Creel, Ltd. to Amend**  
**Aqua Texas Inc.'s CCN by Expedited Release in Montgomery County**



Public Utility Commission of Texas  
 1701 N. Congress Ave  
 Austin, TX 78701

**Water CCN**

-  13203 - Aqua Texas Inc
-  12703 - Lake Bonanza WSC
-  12887 - MSEC Enterprises Inc
-  12700 - Lake South WSC

-  Property Boundary
-  Area Released

0 300 600  
Feet





Map by: Komal Patel  
 Date created: December 18, 2018  
 Project Path: n\vinamapping\48824AquaTXWater.mxd

**Aqua Texas, Inc.**  
**Portion of Sewer CCN No. 21065**  
**PUC Docket No. 48824**  
**Petition by Tejas Creel, Ltd. to Amend**  
**Aqua Texas Inc.'s CCN by Expedited Release in Montgomery County**

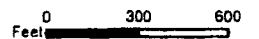


Public Utility Commission of Texas  
 1701 N. Congress Ave  
 Austin, TX 78701

**Sewer CCN**

-  21065 - Aqua Texas Inc
-  20772 - Lake South WSC

-  Property Boundary
-  Area Released



Map by: Komal Patel  
 Date created: December 18, 2018  
 Project Path: n:\finalmapping\  
 48824AquaTXSewer.mxd

**Exhibit "A" to Special Warranty Deed**

**Legal Description of Property**

**BEING** 5.278 acres (229,923 square feet) of land, situated in the John T. Vince Survey, Abstract Number 41 in Montgomery County and being all of Lot 7, in Block 7, LAKE CONROE FOREST, a subdivision according to the map or plat thereof recorded in Volume 6, Page 17 of the Map Records of Montgomery County, Texas; said 5.278 acres being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Plane Coordinate System, Central Zone (NAD 83, 2002 Adjustment (all distances are ground):

**BEGINNING** at a 1/4 inch iron rod, found for the Northeast corner of Lot 7 and the Northeast corner of the herein described tract, at the Southeast corner of Tejas Boulevard, a 60 foot wide right-of-way recorded in Volume 6, Page 17 of the Map Records; further located in the East line of the John T. Vince Survey and the West line of the James Smith Survey, Abstract Number 37, and being in the West line of that certain 60 foot wide Ingress/Egress Easement as recorded under Clerk's File Number 2011048585 Official Public Records in Montgomery County, Texas;

**THENCE** South 03°45'34" East along the East line of Lot 7 and the common line of the John T. Vince Survey and the West line of the James Smith Survey, passing at 934.60 feet, a 5/8 inch iron rod, found for the Northwest corner of the Citizens Bank called 50.571 acre tract, recorded under Clerk's File Number 2011048585 and being the called for Southwest corner of the R3 Joint Ventures called 30.053 acre tract, recorded under Clerk's File Number 2002-066614; in all, a distance of 1030.21 feet (Plat call: South 00°32' East, 1096.6 feet) to a point for the Southeast corner, in the center of Rush Creek, and located in the East line of Lot 7 of "A Revision of Lake Conroe Forest" with the map thereof recorded in Volume 5, Page 483 of the Map Records;

**THENCE** along the Westerly line of Lot 7, in Block 7, Lake Conroe Forest and the Easterly line of Lots 5, 6, 7 and 8 of "A Revision of Lake Conroe Forest" and the East line of Lot 3, in Block 7, Lake Conroe Forest, with the meanders of Rush Creek:

North 40°09'09" West a distance of 33.74 feet North 69°23'28" West a distance of 70.20 feet  
North 44°56'50" West a distance of 35.00 feet North 14°51'27" West a distance of 75.35 feet  
North 40°44'03" West a distance of 39.54 feet North 75°39'58" East a distance of 23.76 feet  
North 21°51'51" East a distance of 49.67 feet North 75°03'48" West a distance of 40.97 feet  
North 33°38'04" West a distance of 55.57 feet North 04°09'18" East a distance of 56.71 feet  
North 71°47'25" West a distance of 36.57 feet North 47°13'29" West a distance of 37.17 feet  
North 79°45'12" West a distance of 31.92 feet North 10°48'59" West a distance of 195.04 feet  
South 72°16'06" West a distance of 7.76 feet North 45°41'05" West a distance of 61.20 feet  
North 38°37'56" East a distance of 158.62 feet North 64°41'26" West a distance of 66.33 feet  
North 01°32'22" West a distance of 107.90 feet North 76°32'13" West a distance of 98.27 feet  
North 15°02'22" East a distance of 72.89 feet South 85°46'48" West a distance of 46.33 feet

North 35°58'31" West a distance of 41.29 feet to a point for the Northwest corner of the herein described tract and Southwest corner of Lot 7, Replat of Lots 8 & 9, in Block 7, Lake Conroe Forest, the plat thereof recorded in Cabinet D, Sheet 112B of the Map Records;

**THENCE North 86°13'24" East along the North line of Lot 7, Block 7 and the South line of Lot 7, Replat of Lots 8 & 9, in Block 7, passing at 4.51 feet, a 3/8 inch iron rod, found for reference, passing at 347.61 feet, a 5/8 inch iron rod, found for the Southeast corner of Lot 7, Replat of Lots 8 & 9, in Block 7, and the Southwest corner of Tejas Boulevard; continuing along the South line of Tejas Boulevard, a total distance of 407.56 feet, back to the Point of Beginning and containing 5.278 acres of land, based on the survey and plat prepared by Glezman Surveying Inc., dated May 5, 2014.**

## Exhibit "A" Attachment

BEING 50.571 acres of land situated in the James Smith Survey, Abstract Number 37 in Montgomery County, Texas and being out of and a part of that certain 53.29 acres as described in Deed to Jerry Thurmon and recorded under Clerk's File Number 9651718 of the Official Public Records of Real Property of Montgomery County, Texas; said 50.571 acres being more particularly described by metes and bounds as follows with all bearings referenced to the West line of that certain 44.964 acre tract as described in Deed recorded under Clerk's File Number 9802099 of the Official Public Records of Real Property in Montgomery County, Texas;

BEGINNING at a 1/2 inch iron rod, found for the Southeast corner of the herein described tract and the Southeast corner of the 53.29 acre tract and being the Southwest corner of the 44.964 acre tract in the North line of the Griggs Corporation 145.502 acres as described in Volume 718, Page 812 of the Deed Records of Montgomery County, Texas and further located in the South line of the James Smith Survey, Abstract Number 37 and the North line of the John Stafford Survey, Abstract Number 527 of Montgomery County, Texas;

THENCE; South 86 deg. 51 min. 59 sec. West, a distance of 262.53 feet along the common line of the John Stafford Survey and the James Smith Survey, along the North line of the 145.502 acre tract, to a 5/8 inch iron rod, found for the most Southerly Southwest corner of the herein described tract and the Southeast corner of that certain 10.00 acre tract as described in Deed recorded under Clerk's File Number 9007684 of the Official Public Records of Real Property of Montgomery County, Texas;

THENCE; North 00 deg. 11 min. 22 sec. West, a distance of 466.42 feet along the East line of the 10.00 acre tract to a 5/8 inch iron rod, set for an interior corner of the herein described tract and the Northeast corner of the 10.00 acre tract;

THENCE; South 87 deg. 37 min. 42 sec. West, a distance of 933.50 feet along the North line of the 10.00 acre tract to a 5/8 inch iron rod, found for the most Westerly Southwest corner of the herein described tract and the Northwest corner of the 10.00 acre tract in the West line of the James Smith Survey and the East line of the John T Vince Survey, Abstract Number 41 and being located in the East line of Lot 22 of Crestwood Farms, a subdivision recorded in Volume 5, Page 353 of the Map Records of Montgomery County, Texas;

THENCE: North 00 deg. 06 min. 32 sec. West along the common line of the James Smith Survey and the John T. Vince Survey, passing at 151.11 feet, a railroad tie fence corner post for the Northeast corner of Lot 22 and the Southeast corner of Lot 21, Crestwood Farms Subdivision; in all, a distance of 705.54 feet to a concrete monument and railroad tie fence corner, found for the Northeast corner of Lot 21 and the Southeast corner of Lot 20 of Crestwood Farms Subdivision, for an angle point in the West line of the herein described tract;

THENCE: North 00 deg. 14 min., 29 sec. West, a distance of 556.92 feet along the East line of Lot 20 and the common line of the James Smith Survey and the John T. Vince Survey, to a concrete monument found at an old fence post for the Northeast corner of Lot 20 of Crestwood Farms Subdivision and the Southeast corner of Lot 8 in Block 10C of a revision to Lake Conroe Forest Subdivision, the map or plat thereof recorded in Volume 5, Page 493 of the Map Records of Montgomery County, Texas, for an angle point in the West line of the herein described tract;

THENCE: North 00 deg. 37 min. 02 sec. West, continuing along the common line of the James Smith Survey; and the John T. Vince Survey a distance of 199.25 feet to a 5/8 inch iron rod, found for the Northeast corner of Lot 8 and the Southeast corner of Lot 7 in Block 10C of the revision to Lake Conroe Forest, for an angle point in the West line of the herein described tract;

THENCE: North 01 deg. 47 min. 42 sec. West, continuing along the common line of the James Smith Survey and the John T. Vince Survey to a point for reference for the Northeast corner of said Lot 7 in Block 10C and the most Southerly corner of Lot 7 in Block 7 of Lake Conroe Forest based on the map recorded in Volume 6, Page 17 of the Map Records of Montgomery County, Texas for an angle point in the West line of the herein described tract;

THENCE: North 00 deg. 32 min. 03 sec. West, continuing along the common line of the James Smith Survey and the John T. Vince Survey a distance of 150.51 feet to a 5/8 inch iron rod, set for the Northwest corner of the herein described tract and the Southwest corner of that certain 46.053 acres as described in Deed recorded under Clerk's File Number 9532205 of the Official Public Records of Real Property of Montgomery County, Texas;

THENCE: North 89 deg. 27 min. 57 sec. East, a distance of 1224.42 feet along the South line of the 46.053 acre tract to a 5/8 inch iron rod, set for the Northeast corner of the herein described tract;



**THENCE: South 00 deg. 26 min. 41 sec. West, severing the aforesaid 53.29 acre tract and passing at 420.53 feet, a 1/2 inch iron rod, found for an interior corner of the 53.29 acre tract and the Northwest corner of the aforementioned 44.964 acre tract; continuing along the common line of the 53.29 acre tract and the 44.964 acre tract, in all, a distance of 2163.48 feet, back to the POINT OF BEGINNING and containing 50.571 acres of land, more or less.**

**Being 10.00 acres of Land in the James Smith Survey, A-37, Montgomery County, Texas being all of two five acre tracts described as Tract 1 and Tract 2, conveyed Carol Couvillion as recorded in Volume 970, Page 29, Deed Records; More fully described in one tract as follows:**

**BEGINNING at a concrete monument for the Southwest corner of Tract 2, and Southeast corner of Crestwood Farms tracts;**

**THENCE: N 89° 08' E, 933.4 ft to a 1/2" iron rod for the Southeast corner of Tract 1;**

**THENCE: N 01° 30' E, 467.05 ft to a 1/2" iron rod for corner;**

**THENCE: S 89° 08' W, 933.4 ft to an iron rod for corner;**

**THENCE: S 01° 30' W, 467.05 ft to the PLACE OF BEGINNING and containing 10.00 acres of land, based on the survey and plat prepared by Glezman Surveying, dated February 16, 1998.**

**1.370 Acres (60 foot wide Ingress/egress easement)  
James Smith Survey, A-37  
Montgomery County, Texas**

Being 1.370 acres of land situated in the James Smith Survey, A-37, Montgomery County, Texas; and being a 60 foot wide ingress/egress easement described in deed as 1.37 acres recorded under County Clerk's File No. 99025903 of the Real Property Records of Montgomery County, Texas, and being situated in a certain 46.053 acres of land as described in deed recorded under County Clerk's File No. 9532205 of the Real Property Records of Montgomery County, Texas, said 1.370 acre easement being more particularly described by notes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the east boundary line of Lot 7, Block 7, Lake Conroe Forest, according to the map or plat thereof recorded in Volume 6, Page 17 of the Map Reports of Montgomery County, Texas, for the southwest corner of the said 46.053 acres of land common to the northwest corner of a certain 50.571 acres of land as described in deed recorded under County Clerk's File No. 2010-026723 of the Real Property Records of Montgomery County, Texas, same being the southwest corner and **POINT OF BEGINNING** of the herein described easement;

**THENCE** North 00 degrees 33 minutes 48 seconds West, along the east boundary line of said Lot 7 common to the west boundary line of the said 46.053 acres of land, same being the west line of the herein described easement, a distance of 934.68 feet to a 1/4 inch iron rod found for the southeast corner of Tejas Boulevard, a 60 foot right-of-way, according to the map or plat thereof recorded in Volume 6, Page 17 of the Map Records of Montgomery County, Texas, and Cabinet D, Sheet 112-B of the Map Records of Montgomery County, Texas; same being an angle point of the herein described easement;

**THENCE** North 00 degrees 33 minutes 43 seconds West, along the east line of said Tejas Boulevard and continuing along the common west boundary line of the said 46.053 acres of land and the herein described easement, a distance of 60.00 feet to a point for the northwest corner of the herein described easement;

**THENCE** North 89 degrees 02 minutes 39 seconds East, along the north line of the herein described easement, a distance of 60.00 feet to a point for the northeast corner of the herein described easement;

**THENCE** South 00 degrees 33 minutes 48 seconds East, along the east line of the herein described easement, a distance of 995.12 feet to a point in the south boundary line of the said 46.053 acres of land common to the north boundary line of the said 50.571 acres of land for the southeast corner of the herein described easement;

**THENCE** South 89 degrees 27 minutes 57 seconds West, along said common boundary line and the south line of the herein described easement, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing a 1.370 acre Ingress/egress easement.

**Exhibit "A-1" to Special Warranty Deed**

**Legal Description of the Land**

*Being a 42.3461 acre tract of land (1,844,596 square feet), situated in the James Smith Survey, Abstract Number 37 in Montgomery County, Texas and being out of the following 4DSTAR LLC tracts:*

*All that certain called 44.9607 acres as described under Clerk's File Number 2003-141494 SAVE AND EXCEPT that certain called 2.779 acre tract recorded under Clerk's File Number 2015108183 (being further described as Tract C attached hereto);*

*All that certain called 0.178 acre tract as described under Clerk's File Number 2006-123993, all recorded in the Real Property Records of Montgomery County, Texas; said 42.3461 acres being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Plane Coordinates, Central Zone (NAD83), all distances shown are ground:*

BEGINNING at a 14 inch iron rod, found for the Southwest corner and a Controlling Monument of the herein described tract and being the Southwest corner of the called 44.9607 acre tract, at the Southeast corner of the Tejas Creek LTD, called 60.571 acres recorded under Clerk's File Number 2014098365, located in the South line of the James Smith Survey, Abstract Number 37 and the North line of the John Stafford Survey, Abstract Number 527, common to the North line of Block One of Highland Ranch, Section One, according to the map or plat thereof recorded in Cabinet K, Sheet 21 of the Map Records of Montgomery County, Texas; said point having a coordinate value of North 10,140,967.46 and East 3,759,473.15 and further referenced by a metal post, found North 62°06'14" East, a distance of 0.25 feet;

THENCE North 02°46'54" West along the East line of the Tejas Creek LTD called 60.571 acres, passing at 4.11 feet and left 0.46 feet, a fence corner post, passing at 1735.12 feet and 5.92 feet right, a fence corner post; in all, a total distance of 1743.11 feet (Deed call: North 00°30'09" East, 1743.16 feet) to a 14 inch iron rod, found for the Northwest corner of the herein described tract and Northwest corner of the called 44.9607 acre tract, at the Southwest corner of the Scott P. Dingman called 31.674 acre tract as recorded under Clerk's File Number 2014046427, and from which is found for reference, a metal post bearing North 32°04'46" West, 1.16 feet;

THENCE North 87°07'54" East along the Dingman South line, passing at 1119.00 feet and right 1.29 feet, a fence corner and continuing in all, a total distance of 1128.95 feet (Deed call: North 89°37'09" East, 1128.28 feet) to a 5/8 inch iron rod, found for the Northeast corner of the herein described tract and Northeast corner of the called 44.9607 acre tract, at the Southwest corner of the Faith Journey Baptist Church called 5.00 acres as recorded under Clerk's File Number 2014009997, and being the Northeast corner of the Glenn and Maria Speight called 8.97 acres as described under Clerk's File Number 9349935; and from which is found for reference, a metal post bearing South 75°39'11 " West, a distance of 0.46 feet;

THENCE South 02°53'54" West along the East line of the called 44.9607 acre tract, passing at 536.13 feet and 1.16 feet left, a fence corner at the Southwest corner of Speight called 8.97 acre tract and the Northwest corner of the Lawrence and Leslie Whittington called 2.9951 acre tract

as recorded under Clerk's File Number 9626797; passing at 652.16 feet and 1.14 feet left, a fence corner at the Northwest corner of the Kenneth and Faye Milstead called 3.357 acre tract recorded under Clerk's File Number 2006-035621; passing at 735.51 feet and 1.11 feet left, a 14 inch iron pipe, found for the Northwest corner of the Michael and Vandi Heimer called 8.8769 acre tract as recorded under Clerk's File Number 9659581; passing at 1275.52 feet and 1.25 feet left, a fence corner post at the Southwest corner of the called 8.8769 acre tract and the Northwest corner of the Andy P. Wooten called 10.00 acre tract as recorded in Volume 736, Page 810 of the Deed Records of Montgomery County, Texas; in all, a total distance of 1673.29 feet (Deed call: South 00°19'11" West, 1719.99 feet) to a 14 inch iron rod, found for an interior corner of the herein described tract and being the Northwest corner of the aforementioned called 0.178 acre tract;

THENCE North 86°02'34" East, a distance of 1082.93 feet (Deed call: North 88°59'51" East, 1082.93 feet), along the lower North line of the herein described tract and the North line of the called 0.178 acre tract, severing the called 10.00 acre tract, to the lower Northeast corner of the herein described tract at the Northeast corner of the called 0.178 acre tract, being in the West line of McCaleb Road;

THENCE South 03°57'26" East, a distance of 7.16 feet along the West line of McCaleb Road, the East line of the called 0.178 acre tract (Deed call: South 00°03'30" West, 7.16 feet) to the Southeast corner of said 0.178 acre tract, for the Northeast corner of a "40 Foot strip", as recorded under Clerk's File Numbers 2013018082, 9328065, and 98021100 of the Real Property Records and being the most Easterly Southeast corner of the herein described tract;

THENCE South 86°02'34" West, a distance of 1082.98 feet along the South line of said 0.178 acre tract (Deed call: South 88°59'51" West, 1082.94 feet), and along the North line of said "40 Foot Strip" (Deed call: West 1105.00 feet), to the Southwest corner of said 0.178 acre tract, the Northwest corner of said "40 foot Strip" and being an interior corner of the herein described tract;

THENCE South 03°33'15" East, a distance of 39.58 feet (Deed call: South 40.00 feet), along the East line of said acre tract, and the West line of said "40 Foot Strip", to a 14 inch iron rod, found for the Southwest corner of said "40 Foot strip", for the Southeast corner of the called 44.9607 acre tract and being the most Westerly Southeast corner of the herein described tract; and further said point is referenced by a metal post bearing North 55°12'51" West, a distance of 0.99 feet;

THENCE South 85°57'51" West (Deed call: South 89°12'37" West), along the South line of the called 44.9607 acre tract and South line of the James Smith Survey, passing at 42.99 feet, the upper Northeast corner of the Milstead PC Investments called 10.561 acre tract, recorded under Clerk's File Number 2015005508, continuing along said line passing at 257.54 feet, the Northwest corner of the Mary Corner Survey, Abstract Number 9 and the Northeast corner of the John Stafford Survey, Abstract Number 527 and the Northeast corner of Block One of Highland Ranch, Section One and continuing; in all, a total distance of 1133.26 feet (Deed call: 1134.06 feet), back to the POINT OF BEGINNING and containing 42.3461 acres of land, based on the survey and plat prepared by Glezman Surveying, Inc., dated June 24, 2016.

## Exhibit "A-2" to Special Warranty Deed

### Legal Description of the Easement Tract

*Being a 0.9874 acre tract of land (43,011 square feet), situated in the James Smith Survey, Abstract Number 37 in Montgomery County, Texas and being all that certain called "40 Foot Strip" as recorded under Clerk's File Number 2013018082, 9328065 and 9802100; all recorded in the Real Property Records of Montgomery County, Texas; said 0.9874 acres being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Plane Coordinates, Central Zone (NAD83), all distances shown are ground:*

COMMENCING at a ½ inch iron rod, found for the Southwest corner and a Controlling Monument of the herein described tract and being the Southwest corner of the called 44.9607 acre tract, at the Southeast corner of the Tejas Creek LTD, called 60.571 acres recorded under Clerk's File Number 2014098365, located in the South line of the James Smith Survey, Abstract Number 37 and the North line of the John Stafford Survey, Abstract Number 627, common to the North line of Block One of Highland Ranch, Section One, according to the map or plat thereof recorded in Cabinet K, Sheet 21 of the Map Records of Montgomery County, Texas; said point having a coordinate value of North 10,140,967.46 and East 3,769,473.15 and further referenced by a metal post, found North 62°06'14" East, a distance of 0.26 feet;

THENCE North 85°57'51" East (Deed call: South 89°12'37" West), along the South line of the called 44.9607 acre tract and South line of the James Smith Survey, Abstract Number 37, passing at 875.72 feet, the Northwest corner of the Mary Corner Survey, Abstract Number 9, the Northeast corner of the John Stafford Survey, Abstract Number 527, the Northeast corner of Block One of Highland Ranch Section One and the Northwest corner of the Milstead PC Investments called 10.561 acre tract recorded under Clerk's File Number 2015005508 of the Real Property Records, continuing along said line passing at 918.71 feet, the upper Northeast corner of the Milstead PC Investments called 10.561 acre tract, and continuing; in all, a total distance of 1133.26 feet (Deed call: 1134.06 feet) to a ½ inch iron rod, found for the Southeast corner of the said 44.9607 acre tract, for the Southwest corner of a called "40 Foot strip", as recorded under Clerk's File Numbers 2013018082, 9328065, and 98021100 of the Real Property Records and being the POINT OF BEGINNING and the Southwest corner of the herein described tract and having a coordinate value of North 10,141,047.22 and East 3,760,603.80; and further said point is referenced by a metal post bearing North 55°12'51" West, a distance of 0.99 feet;

THENCE North 03°33'15" West, a distance of 39.58 feet (Deed call: North 40.00 feet), along the East line of said 44.9607 acre tract, and the West line of said "40 Foot Strip", to the Northwest corner of said "40 foot Strip", the Southwest corner of a called 0.178 acre tract, as described under Clerk's File Number 2006-123993 of the Real Property Records and being the Northwest corner of the herein described tract;

THENCE North 86°02'34" East, a distance of 1082.93 feet along the South line of said 0.178 acre tract (Deed call: South 88°59'51" West, 1082.94 feet), and along the North line of said "40 Foot Strip" (Deed call: West, 1105.00 feet), to the Southeast corner of said 0.178 acre tract, the Northeast corner of said "40 Foot strip", and being the Northeast corner of the herein described tract, in the West line of McCaleb Road;

THENCE South 03°57'26" East, a distance of 39.84 feet along the West line of McCaleb Road and the East line of said "40 Foot Strip", (Deed call: South 40.00 feet) to an iron rod with survey cap marked "Bury Partners", found for the Northeast corner of the Charis Caywood called 25.00 acres as recorded in Volume 172, Page 771 of the Deed Records and being located in the South line of the James Smith Survey, Abstract Number 37 and North line of the Mary Corner Survey, Abstract Number 9, for the Southeast corner of said "40 Foot strip", and being the Southeast corner of the herein described tract;

THENCE South 86°03'23" West (Deed call: West), along the common line of the James Smith Survey, Abstract Number 37 and Mary Corner Survey, Abstract Number 9, the North line of the Caywood tract and South line of said "40 Foot Strip", a distance of 1083.26 feet (Deed call: 1105.00 feet), back to the POINT OF BEGINNING and containing 0.9874 acres of land, based on the survey and plat prepared by Glezman Surveying, Inc., dated June 24, 2016.

**E-FILED FOR RECORD**  
**03/29/2019 03:57PM**

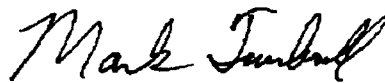


COUNTY CLERK  
MONTGOMERY COUNTY TEXAS

**STATE OF TEXAS,**  
**COUNTY OF MONTGOMERY**

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**03/29/2019**



County Clerk  
Montgomery County, Texas