

P.O.C.  
NW CORNER OF  
CALLED 1648.28 AC.  
TRACT  
FILE NO. 2004089710  
O.P.R.M.C.

W. BROOKS  
SURVEY  
ABSTRACT 81

DESCRIPTION OF A TRACT OF LAND CONTAINING  
10.02 ACRES (436,461 SQUARE FEET) SITUATED  
IN THE W. BROOKS SURVEY, ABSTRACT 81  
MONTGOMERY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 10.02 ACRES (436,461 SQUARE FEET), SITUATED IN THE W. BROOKS SURVEY, ABSTRACT 81, MONTGOMERY COUNTY, TEXAS, BEING OUT OF A CALLED 1648.28 ACRES TRACT OF LAND AS RECORDED UNDER CLERK'S FILE NO. 2004-089710 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING ALL OF A TRACT CONVEYED UNTO PEDRO COLIN & MARIA E. COLIN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2014076696 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND ALSO KNOWN AS TRACT 61. SAID 10.02-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF A CALLED 2.050 ACRE TRACT OF LAND AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 8623556, ALSO BEING IN THE EASTERLY LINE OF A CALLED 500 ACRE TRACT OF LAND AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2000-108679, ALSO BEING THE NORTHWESTERLY CORNER OF SAID 1648.28 ACRE TRACT;

THENCE SOUTH 48°10'41" EAST, ALONG THE EASTERLY LINE OF SAID 500 ACRE TRACT, A DISTANCE OF 3,526.86 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE EASTERLY LINE OF SAID 500 ACRE TRACT FOR THE POINT OF BEGINNING AND THE WESTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 86°45'50" EAST, A DISTANCE OF 1175.36 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHERLY NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 33°14'41" EAST, A DISTANCE OF 66.14 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "SURVTECH RPLS 33996" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 63°45'07" EAST, AT A DISTANCE OF 30.23 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "SURVTECH RPLS 33996" AND CONTINUING FOR A TOTAL DISTANCE OF 60.45 FEET IN THE CENTERLINE OF HERITAGE RANCH ROAD (60.00 FEET WIDE) FOR THE EASTERLY NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 33°14'41" EAST, ALONG THE CENTERLINE OF SAID HERITAGE RANCH ROAD, A DISTANCE OF 190.07 FEET TO THE EASTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 63°45'07" WEST, PASSING A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "SURVTECH RPLS 3996" AT A DISTANCE OF 30.00 FEET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HERITAGE RANCH ROAD AND CONTINUING FOR A TOTAL DISTANCE 886.12 FEET TO FOR THE SOUTHERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS N65° 50' EAST A DISTANCE OF 1.8 FEET;

THENCE NORTH 48°10'41" WEST, ALONG THE NORTH EASTERLY LINE OF THE SAID 500 ACRE TRACT, A DISTANCE OF 769.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.02 ACRES (436,461 SQUARE FEET), MORE OR LESS.

TRACT 62  
ROBERTO C. RANCEL  
& VIRIDIANA VALDEZ RANCEL  
FILE NO. 2014081917  
O.P.R.M.C.

10.02 ACRES  
(436,461 SQ.FT.)

TRACT 61  
PEDRO COLIN  
& MARIA E. COLIN  
FILE NO. 2014076696  
O.P.R.M.C.  
(VACANT)

TRACT 60  
ARACELY ORTEGA  
FILE NO. 2014091626  
O.P.R.M.C.

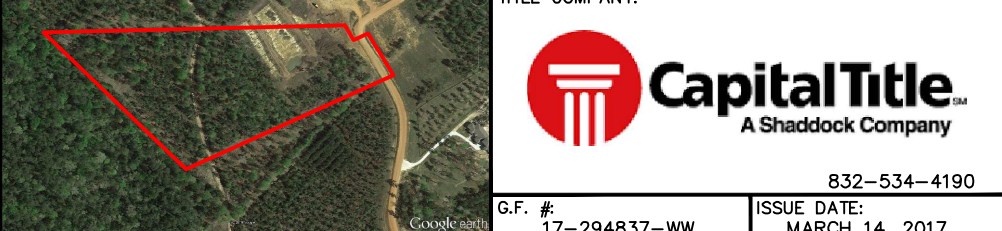
CREIGHTON FAMILY PARTNERSHIP LTD  
FILM CODE NO. 815-00-1711  
O.P.R.M.C.

LEGEND

- FND 5/8" I.R.  
W/CAP MARKED  
"SURVTECH"  
(RPLS 3996)  
(936-539-5444)
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S 48°10'41"E	3,526.86'

NOTES:  
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO PEDRO COLIN & MARIA E. COLIN, RECORDED IN COUNTY CLERK'S FILE NO. 2014076696 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.  
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.  
3. THIS SURVEY IS REFERRED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ANY OTHER TRANSACTION OR SUBSEQUENT OWNERS.  
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.  
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 14, 2017, UNDER G.F. NO. 17-294837-WW.  
7. EASEMENT GRANTED TO SAN HOUSTON ELECTRIC UNDER CLERK'S FILE NO. 200801388 (NOT LOCATABLE BY DEED).  
8. EASEMENT GRANTED TO MONTGOMERY COUNTY, TEXAS RECORDED IN VOLUME 344, PAGE 160 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.



**Capital Title**  
A Shaddox Company

832-534-4190  
G.F. # 17-294837-WW  
ISSUE DATE: MARCH 14, 2017

TITLE COMPANY:

CLIENT: EDGAR J. FUENTES  
ADDRESS: HERITAGE RANCH ROAD  
www.survey1inc.com  
survey1@survey1inc.com

FIELD CREW: MV  
TECH: EF  
DRAFTER: AR  
FINAL CHECK: EF  
DATE: 3-27-17  
JOB# 3-52566-17

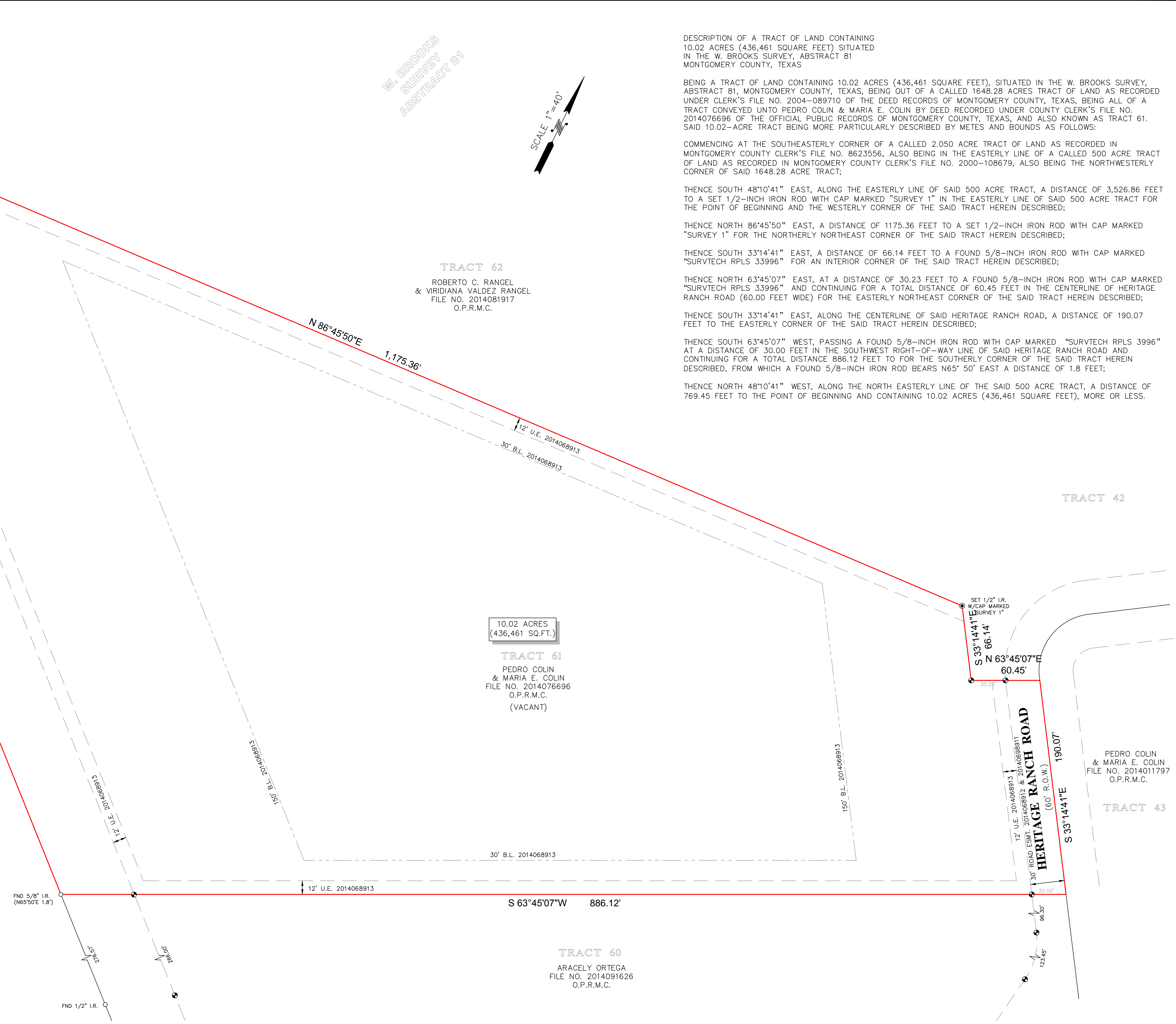
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 10.02 ACRES (436,461 SQUARE FEET) SITUATED IN THE W. BROOKS SURVEY, ABSTRACT 81, MONTGOMERY COUNTY, TEXAS, BEING OUT OF A CALLED 1648.28 ACRES TRACT OF LAND RECORDED UNDER CLERK'S FILE NO. 2004-089710 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON COMPLETION OF THE CURRENT SURVEY AND AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT I HAVE NO ENCUMBRANCES OR PROVISIONS KNOWN TO ME.

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2843 | Allen, TX 75012 | (281)393-1382

FND 5/8" I.R.  
(N65°50'E 1.8')

FND 1/2" I.R.



TRACT 42

PEDRO COLIN  
& MARIA E. COLIN  
FILE NO. 2014011797  
O.P.R.M.C.

TRACT 43