

every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

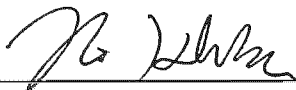
The warranty contained in this deed is made by Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of WALLER County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

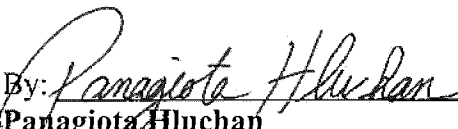
Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless context requires otherwise.

DISCLAIMER: Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Walt & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and the preparation does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

DULY EXECUTED on the date set forth in the notary acknowledgment below, to be effective as of the 6th day of February, 2024.

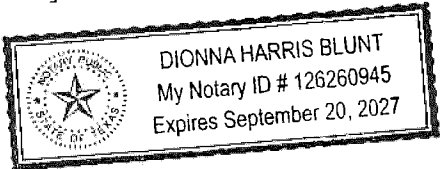
By: 
Nicholas Hluchan
Grantor


By: 
Panagiota Hluchan
Grantor

Address of Grantee:
7619 Trailing Oaks Dr.
Spring, TX 77379
THE STATE OF TEXAS
COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on the 6th day of February, 2024, by **Nicholas Hluchan and Panagiota Hluchan**, Grantor.
[SEAL]




Notary Public in and for The State of Texas

STATE OF TEXAS §
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 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 2.4229 Acres situated in the H. & T. C. Railroad Survey, Section 123, Abstract No. 202 of Waller County, Texas, being the same tract recorded in the name of Nicholas Hluchan et ux in Volume 1380, Page 437 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 1380, Page 437 of the R.P.R.W.C.T.)

COMMENCING at a point at the northeast corner of said Section 123;

THENCE, WEST, a distance of 50.00 Feet to a point;

THENCE, SOUTH 00° 04' 34" WEST, a distance of 65.00 Feet to a 5/8 Inch iron rod found on the west right of way line of Bartlett Road (60 Feet wide) at the most southerly northeast corner and POINT OF BEGINNING of this tract;

THENCE, **SOUTH 00° 04' 34" WEST**, with said west right of way line, a distance of **488.28 Feet** to a 5/8 Inch iron rod found at the southeast corner of this tract;

THENCE, **NORTH 89° 54' 26" WEST**, with the north line of a tract recorded in the name of Victor C. Knopp and Anna M. Knopp in Volume 817, Page 873 of the R.P.R.W.C.T., a distance of **210.00 Feet** to a 5/8 Inch iron rod found at the southwest corner of this tract;

THENCE, **NORTH 00° 04' 34" EAST**, with the east line of a tract recorded in the name of Bryan Sanford in Volume 1377, Page 554 of the R.P.R.W.C.T., a distance of **502.94 Feet** to a 1/2 Inch iron rod found on the south right of way line of Morton Road (60 Feet wide at the northwest corner of this tract (from which an iron rod found bears West, a distance of 445.28 Feet);

THENCE, **EAST**, with said south right of way line, a distance of **195.00 Feet** to a 5/8 Inch iron rod at the most northerly northeast corner of this tract;

THENCE, **SOUTH 44° 58' 03" EAST**, a distance of **21.20 Feet** to the POINT OF BEGINNING and containing 2.4229 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 23-09692
January 04, 2023

FILED AND RECORDED

Instrument Number: 2401655

Filing and Recording Date: 02/07/2024 04:19:37 PM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink, reading "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To:
ENVISION TITLE, LLC
23302 W FERNHURST DR
KATY, TX 77494-1742