

## GENERAL WARRANTY DEED

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north line of the aforementioned E.H. Yesiser Survey, being a south line of the Ruben Copeland Survey, Abstract No. 671, and being the northeast corner of this tract;

THENCE, with the lines of said Ruben Copeland Survey, being the lines of the Final Plat of Old Houston Acres in Cabinet Z, Sheet 314 of the Montgomery County Plat Records the following four (4) courses:

1. SOUTH 87° 46' 27" EAST, a distance of 249.77 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at a northeast corner of the aforementioned E.H. Yesiser Survey, and being the northeast corner of this tract;
2. SOUTH 01° 54' 10" WEST, a distance of 130.73 Feet to a point at a corner of this tract;
3. SOUTH 21° 57' 00" EAST, a distance of 6.39 Feet to a point at a corner of this tract;
4. SOUTH 02° 29' 02" WEST, a distance of 156.12 Feet to a 1/2 Inch iron rod found on the aforementioned north right-of-way line of Village Way Drive at the southeast corner of this tract;

THENCE, with said north right-of-way line the following six (6) courses:

1. In a southwesterly direction with the arc of a curve to the left, having a radius of 270.00 Feet, an arc length of 283.95 Feet, a central angle of 60° 15' 18", a chord bearing of SOUTH 62° 07' 38" WEST, and a chord distance of 271.04 Feet to a 5/8 Inch iron rod found at a corner of this tract;
2. SOUTH 32° 00' 00" WEST, a distance of 478.00 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears North 25° 35' 14" East, a distance of 1.13 Feet;
3. SOUTH 49° 31' 34" WEST, a distance of 158.56 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears North 24° 25' 20" East, a distance of 0.77 Feet;
4. SOUTH 70° 00' 00" WEST, a distance of 15.00 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears North 03° 35' 43" East, a distance of 0.72 Feet;
5. SOUTH 81° 18' 36" WEST, a distance of 152.97 Feet to a point at a corner of this tract from which a 5/8 Inch iron rod found bears South 65° 29' 23" East, a distance of 0.75 Feet;
6. SOUTH 70° 00' 00" WEST, a distance of 102.80 Feet to the POINT OF BEGINNING and containing 8.0493 Acres of land.

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors, and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, their heirs, legal representatives, successors, and assigns against 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 MONTGOMERY 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



**E-FILED FOR RECORD**

09/30/2024 08:22AM



*L. Brandon Steinmann*

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.

**09/30/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas