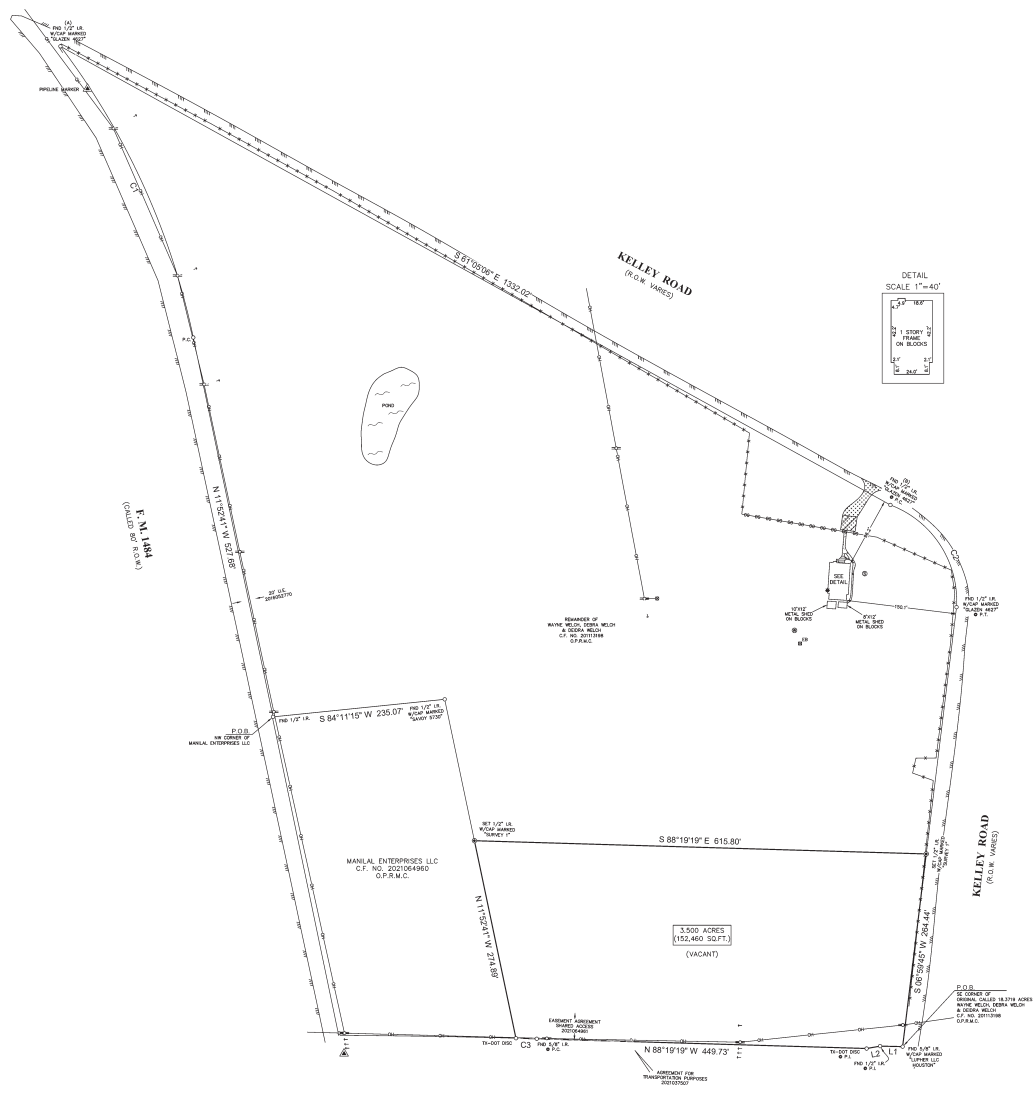


SCALE 1"=40'



DESCRIPTION OF A TRACT OF LAND CONTAINING 3.500 ACRES (152,460 SQUARE FEET) SITUATED IN THE WILLIAM B. BRIDGES SURVEY, ABSTRACT 73 AND THE BENNETT BLAKE SURVEY, ABSTRACT 4 MONTGOMERY COUNTY, TEXAS, BEING OUT OF A CALLED 18.3719 ACRE TRACT OF LAND CONVEYED UNTO WAINE WELCH, DEBRA WELCH AND DEORA WELCH BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 202103498 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS - SAID 3.500-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD WITH CAP MARKED 'LUPHER LLC HOUSTON' FOR THE SOUTHEAST CORNER OF SAID CALLED 18.3719 ACRE TRACT AND SAID TRACT HEREIN DESCRIBED, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF KELLEY ROAD (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 105 EAST (WIDTH VARIES);

THENCE NORTH 89°32'04" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.65 FEET TO A FOUND 1/2-INCH IRON ROD FOR A POINT OF INTERSECTION;

THENCE SOUTH 79°53'53" WEST, A DISTANCE OF 18.53 FEET TO A TX-DOT DISC FOR A POINT OF INTERSECTION;

THENCE NORTH 88°19'19" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 449.73 FEET TO A FOUND 5/8-INCH IRON ROD FOR A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID NORTH RIGHT-OF-WAY LINE AND BEING A CURVE TO THE LEFT HAVING A RADIUS OF 11564.30 FEET, AN ARC LENGTH OF 28.33 FEET, A CHORD BEARING OF NORTH 88°23'32" WEST, AND A CHORD DISTANCE OF 28.52 FEET TO A TX-DOT DISC FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 11°52'41" WEST, A DISTANCE OF 274.80 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°19'19" EAST, A DISTANCE OF 615.80 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' IN THE WEST RIGHT-OF-WAY LINE OF SAID KELLEY ROAD FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 08°59'45" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 284.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.500 ACRES (152,460 SQUARE FEET), MORE OR LESS.

LEGEND

CONCRETE	FENCE
COVERED AREA	SHADE LINE
WOOD DECK	WIRE
GRAVEL	OVERHEAD UTILITY LINES
WATER	POWER POLE W/ SERVICE PILE
	SOFTIC LIES
	WATER WELL
	ELECTRIC BOX
	APPROXIMATE HIGH BOUND
	ELECTRIC METER

NOTES

- ALL REVISIONS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ZONE 10N, AND TO THE 1983 DATUM.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS.
- ALL MEASUREMENTS AND CALCULATIONS WERE MADE USING THE SURVEYING PLAT INSTRUMENTS AND METHODS.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS.
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TITLE COMPANY	FILE COMPANY
First American Title Insurance Company	
DATE: 05-26-23	BOOK: 2023-05
SHEET: 04	TOTAL SHEETS: 04
<p>DESCRIPTION: A TRACT OF LAND CONTAINING 3.500 ACRES (152,460 SQUARE FEET) SITUATED IN THE WILLIAM B. BRIDGES SURVEY, ABSTRACT 73 AND THE BENNETT BLAKE SURVEY, ABSTRACT 4 MONTGOMERY COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.</p>	
<p>OWNER: RICHARD J. WARDEN ADDRESS: 10000 W. 100th ST., SUITE 100, OVERLAND PARK, MO 66214</p>	
<p>CLIENT: RICHARD J. WARDEN ADDRESS: 10000 W. 100th ST., SUITE 100, OVERLAND PARK, MO 66214</p>	
<p>DATE: 05-26-23</p>	
<p>BY: [Signature]</p>	
<p>www.rurveyinc.com Rurvey and Survey Company, Inc. 210 S. 24th Ave., Austin, TX 78701 (512) 333-1000</p>	

