



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 7.837 ACRES OR 341,383 SQ. FT.

A TRACT OR PARCEL CONTAINING 7.837 ACRES OR 341,383 SQUARE FEET OF LAND SITUATED IN THE W.S. ALLEN SURVEY, ABSTRACT NO. 22, HARRIS COUNTY, TEXAS, BEING ALL OF RESERVE K, RESERVE L, AND A PORTION OF RESERVE "M", PINE HOLLOW SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER CABINET B, SHEET 113A, MONTGOMERY COUNTY MAP RECORDS (M.C.M.R.), ALSO BEING OUT A TRACT OF LAND CONVEYED TO BEST PLAN, LLC, RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 2014141251, WITH SAID 7.837 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERLY END OF A CUT-BACK LINE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF HILCREST DRIVE (60 FOOT R.O.W. PER CABINET B, SHEET 113, M.C.M.R.) AND THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 45 (R.O.W. VARIES), MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 71 DEG. 38 MIN. 19 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID HILCREST DRIVE, A DISTANCE OF 468.85 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHERLY END OF A CUT-BACK LINE AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID HILCREST DRIVE AND THE WEST R.O.W. LINE OF PLANTATION DRIVE (60 FOOT R.O.W. PER CABINET B, SHEET 113A, M.C.M.R.), MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 63 DEG. 20 MIN. 31 SEC. EAST, ALONG SAID CUT-BACK LINE, A DISTANCE OF 14.14 FEET TO A CUT "X" SET MARKING A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 18 DEG. 27 MIN. 14 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID PLANTATION DRIVE, A DISTANCE OF 667.02 FEET TO A CUT "X" IN CONCRETE SET ON THE EAST LINE OF SAID RESERVE "M", MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID RESERVE "M" THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 69 DEG. 14 MIN. 47 SEC. WEST, A DISTANCE OF 323.29 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

SOUTH 40 DEG. 36 MIN. 00 SEC. WEST, A DISTANCE OF 85.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

SOUTH 69 DEG. 14 MIN. 47 SEC. WEST, A DISTANCE OF 83.00 FEET TO A MAG NAIL FOUND ON THE EAST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 45, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 23 DEG. 38 MIN. 25 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 17.78 FEET TO A CUT "X" IN CONCRETE SET MARKING AN ANGLE POINT;

**THENCE**, NORTH 17 DEG. 54 MIN. 55 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 199.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

**THENCE**, NORTH 20 DEG. 46 MIN. 40 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 202.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

**THENCE**, NORTH 23 DEG. 38 MIN. 25 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 200.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

**THENCE**, NORTH 20 DEG. 46 MIN. 40 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 87.97 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTH END OF SAID CUT-BACK LINE AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID HILCREST DRIVE AND SAID INTERSTATE HIGHWAY 45, MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 24 DEG. 59 MIN. 10 SEC. EAST, ALONG SAID CUT-BACK LINE, A DISTANCE OF 43.73 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 7.837 ACRES OR 341,383 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55277-ALTA-R1, PREPARED BY WINDROSE LAND SERVICES.

  
PAUL A. JURICA, JR.  
R.P.L.S. NO. 4264  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



02-12-2020  
DATE: