

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 0.4129 ACRES, (17,985 SQUARE FEET), BEING LOT 146, WHISPERING PINES, AN UNRECORDED SUBDIVISION SITUATED IN THE WILLIAM KIBBE SURVEY, ABSTRACT NUMBER 303, MONTGOMERY COUNTY, TEXAS, SAID 0.4129 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.41 ACRE TRACT OF LAND AS CONVEYED TO MARK MOORE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020003678 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.4129 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2020003678 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

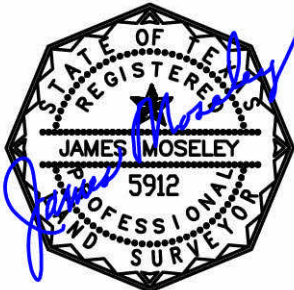
BEGINNING at a 5/8" iron rod found for the intersection of the north right-of-way line of Nightingale Drive, (60.00 Foot Right-of-Way), with the east right-of-way line of Peacock Lane, (60.00 Foot Right-of-Way), on the arc of a curve to the left, for the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, Northwesterly, along the east right-of-way line of Peacock Lane, with the arc of said curve to the left, having an included angle of 10°45'40", a radius of 850.00 feet, a chord that bears, N 08°20'23" W, a chord distance of 159.41 feet, for an arc length of 159.64 feet to a calculated point for the southwest corner of that certain tract of land being Lot 147, of said Whispering Pines, as conveyed to Michael G. Sens and Spouse, Reality Sens by instrument recorded in Document No. 9882923 of the Official Public Records of Montgomery County, Texas, same being the northwest corner of the herein described tract, from which a 1/2" iron rod found for reference bears, N 36°55'38" W, a distance of 0.65 feet;

Thence, N 75°54'36" E, along the common line of said Lots 146 and 147, pass at a distance of 98.45 feet a 1/2" iron rod found for reference and continuing for a total distance of 117.48 feet to a calculated point for the north common corner of said Lot 146 and that certain tract of land being Lot 145, of said Whispering Pines, as conveyed to Jerami Wood by instrument recorded in Document No. 2008-079531 of the Official Public Records of Montgomery County, Texas, same being the northeast corner of the herein described tract;

Thence, S 02°51'31" E, along the common line of said Lots 145 and 146, a distance of 181.32 feet to a 5/8" iron rod found on the north right-of-way line of Nightingale Drive for the south common corner of said Lots 145 and 146, same being the southeast corner of the herein described tract;

Thence, S 87°00'00" W, along the north right-of-way line of Nightingale Drive, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.4129 acres or 17,985 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 20-03139
April 27, 2020

See Drawing Attached

