

C & C Surveying, Inc.

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Metes and Bounds

3.071 Acres

Buckman Canfield Survey, Abstract Number 120 Montgomery County, Texas

Being a 3.071 acre tract of land situated in the Buckman Canfield Survey, Abstract Number 120, of Montgomery County, Texas, and being out of and part of Restricted Reserve "A", in Block 1, of HIGH MEADOW INDUSTRIAL PARK, a subdivision according to the map or plat thereof recorded in Cabinet Z, Sheet 4418, of the Map Records of Montgomery County, Texas; said 3.071 acres being more particularly described as follows with all bearings based on the Southwest line of said Restricted Reserve "A" per the recorded plat;

COMMENCING at an iron rod with survey cap, found for the West corner of said Restricted Reserve "A" and the South corner of Lot 1 in Block 39 of HAZY HOLLOW EAST ESTATES, Section VI, an unrecorded subdivision, as described in deed recorded in Clerk's File Number 2018098689, of the Real Property Records of Montgomery County, Texas, same being in the Northeast right-of-way line of the Missouri-Pacific Railroad and I. & G. N. Railroad (100 feet wide), and proceeding;

THENCE N 44°41'16" E, along the Northwest line of Restricted Reserve "A", the Southeast line of said Lot 1, and the Southeast line of Lots 2, 3, 4 and 5 in Block 39, of said HAZY HOLLOW EAST ESTATES, Section VI, as described in deeds recorded in Clerk's File Numbers 2005029198, 2015024289, 2010105238 and 2006034229, respectively, all of said Real Property Records, a distance of 631.63 feet, to an iron rod with survey cap, set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 44°41'16" E, along the Northwest line of the herein described tract, common with the Northwest line of Restricted Reserve "A", the Southeast line of said Lot 5, and the Southeast line of Lots 6, 7, 8, 9 and 10 in Block 39, of said HAZY HOLLOW EAST ESTATES, Section VI, as described in deeds recorded in Clerk's File Numbers 2006034229, 2002050502, 2008086357, 2008086597 and 2008086597, respectively, all of said Real Property Records, a distance of 495.51 feet, to an iron rod with survey cap, set for the North corner of the herein described tract;

THENCE S 49°09'26" E, along the Northeast line of the herein described tract, severing Restricted Reserve "A", a distance of 254.22 feet, to an iron rod with survey cap, set for the East corner of the herein described tract, common with the North corner of a called 2.951 acres as described in deed recorded in Clerk's File Number 2019060633, of said Real Property Records;

THENCE S 40°54'20" W, along the Southeast line of the herein described tract, common with the Northwest line of the 2.951 acres, at a distance of 414.59 feet, passing an iron rod with survey cap, set for reference, and continuing a distance of 494.59 feet in all, to a point for the South corner of the herein described tract;

THENCE N 49°07'06" W, along the Southwest line of the herein described tract, at a distance of 80.00 feet, passing an iron rod with survey cap, set for reference, and continuing a distance of 286.91 feet in all, back to the **POINT OF BEGINNING** and containing 3.071 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated December 29, 2020.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141
20-0427B
12/29/20

