

# C & C Surveying, Inc.

Firm Number 10009400

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## Metes and Bounds

**4.688 Acres**

**Buckman Canfield Survey, Abstract Number 120**

**Montgomery County, Texas**

*Being a 4.688 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 4.688 acres being more particularly described as follows with all bearings based on the Southwest line of said Restricted Reserve "A" per the recorded plat;*

BEGINNING at an iron rod with survey cap, found for the West corner of the herein described tract, common with 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 the herein described tract, common with 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 North corner of the herein described tract;

THENCE S 49°07'06" E, along the Northeast line of the herein described tract, severing Restricted Reserve "A", at a distance of 206.91 feet, passing an iron rod with survey cap, set for reference, and continuing a distance of 320.43 feet in all, to a point for the East corner of the herein described tract, common with the North corner of a called 2.500 acres as described in deed recorded in Clerk's File Number 2020013357, 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 2.500 acres, at a distance of 72.65 feet, passing an iron rod with survey cap, found for reference, and continuing a distance of 570.20 feet in all, to an iron rod with survey cap, found for the South corner of the herein described tract, common with the West corner of the 2.500 acres, same being in the Northeast right-of-way line of the Missouri-Pacific Railroad and I. & G. N. Railroad;

THENCE N 58°31'52" W, along the Southwest line of the herein described tract, common with the Southwest line of Restricted Reserve "A" and the Northeast right-of-way line of the Missouri-Pacific Railroad and I. & G. N. Railroad, a distance of 367.06 feet, back to the **POINT OF BEGINNING** and containing 4.688 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

20-0427A 12/29/20

