

HUMBLE SURVEYING COMPANY

709 South Washington Avenue, Suite B
Cleveland, Texas 77327
Phone: (281) 446-0118 Fax: (281) 592-7136
TBPLS Firm No. 10114600

LEGAL DESCRIPTION

47.33 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **47.33** ACRES SITUATED IN THE *JAMES TAYLOR SURVEY, ABSTRACT No. 553, MONTGOMERY COUNTY, TEXAS*, AND THE *JAMES TAYLOR SURVEY, ABSTRACT No. 952, LIBERTY COUNTY, TEXAS* AND BEING ALL OF A CALLED 0.802 ACRE TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 2020061764, ALL OF A CALLED 44.7206 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2005014156 AND PART OF A CALLED 99.11 ACRE TRACT AS RECORDED IN VOLUME 724, PAGE 592, DEED RECORDS MONTGOMERY COUNTY, TEXAS; SAID **47.33** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at 1/2 inch iron rod found for a corner of said 99.11 acre tract, same being a corner of said 44.7206 acre tract and the southwest corner of said 0.802 acre tract;

THENCE South 88 degrees 50 minutes 23 seconds West, a distance of 180.09 feet (called South 88 degrees 13 minutes 00 seconds West, a distance of 179.90 feet) with the common line of said 99.11 acre tract and said 44.7206 acre tract to a 5/8 inch iron rod found in the east margin of Williamson Road for a corner and **POINT OF BEGINNING** of this herein described tract;

THENCE North 25 degrees 49 minutes 23 seconds West, a distance of 114.16 feet across said 99.11 acre tract, same being the east margin of said Williamson Road to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE around a curve in a clockwise direction having an arc distance of 107.64 feet, a radius of 135.00 feet, and a chord of North 02 degrees 58 minutes 54 seconds West, a distance of 104.81 feet across said 99.11 acre tract, same being the east margin of said Williamson Road to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE North 19 degrees 51 minutes 34 seconds East, a distance of 134.15 feet across said 99.11 acre tract, same being the east margin of said Williamson Road to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE North 03 degrees 02 minutes 39 seconds West, a distance of 84.10 feet across said 99.11 acre tract, same being the east margin of said Williamson Road to a 1/2 inch iron rod found for the northwest corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 53 degrees 07 minutes East, a distance of 1.5 feet;

THENCE North 86 degrees 32 minutes 56 seconds East, a distance of 157.14 feet (called North 89 degrees 41 minutes 00 seconds East) with the south line of a called 7.305 acre tract, called Tract II as recorded in Volume 869, Page 426, Deed Records Montgomery County, Texas, same being the common line of said 99.11 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE South 04 degrees 51 minutes 51 seconds East, a distance of 93.76 feet (called South) with the west line of a called 3.2634 acre tract as recorded in Volume 1660, Page 678, Official Public Records Liberty County, Texas to a pk nail found in Reed Road for the northwest corner of said 0.802 acre tract, same being a corner of this herein described tract, from which a found 1/2 inch iron rod bears: South 05 degrees 04 minutes 42 seconds East, a distance of 16.4 feet;

THENCE around a curve in a clockwise direction having an arc distance of 26.06 feet, a radius of 240.56 feet, and a chord of South 68 degrees 49 minutes 12 seconds East, a distance of 26.05 feet with the south line of said 3.2634 acre tract to a pk nail found in said Reed Road for a corner of said 0.802 acre tract, same being a corner of this herein described tract;

THENCE South 68 degrees 33 minutes 25 seconds East, a distance of 104.43 feet (called South 68 degrees 28 minutes 43 seconds East) with the south line of said 3.2634 acre tract to a pk nail found in said Reed Road for the northeast corner of said 0.802 acre tract, same being a corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 04 degrees 51 minutes 02 seconds West, a distance of 17.1 feet;

THENCE South 04 degrees 51 minutes 02 seconds East, a distance of 269.21 feet (called South, a distance of 268.65 feet) with the west line of a called 1.0 acre tract as recorded in Montgomery County Clerk's File No. 8654755 to a 1/2 inch disturbed iron rod found for the southeast corner of said 0.802 acre tract, same being a corner of this herein described tract;

THENCE North 83 degrees 48 minutes 02 seconds East, a distance of 51.37 feet (called North 84 degrees 30 minutes 36 seconds East, a distance of 51.19 feet) with the south line of a called 1.1013 acre tract as recorded in Montgomery County Clerk's File No. 2015015828, same being the common line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE North 82 degrees 40 minutes 56 seconds East, a distance of 135.18 feet (called North 83 degrees 31 minutes 20 seconds East, a distance of 134.91 feet) with the south line of said 1.1013 acre tract, same being the common line of said 44.7206 acre tract to a 1/2 inch disturbed iron rod found for a corner of this herein described tract;

THENCE North 77 degrees 45 minutes 49 seconds East, a distance of 25.95 feet (called North 78 degrees 47 minutes 34 seconds East, a distance of 26.09 feet) with the south line of said 1.1013 acre tract, same being the common line of said 44.7206 acre tract to a 5/8 inch iron rod found for a corner of this herein described tract;

THENCE North 82 degrees 36 minutes 47 seconds East, a distance of 839.30 feet (called North 86 degrees 15 minutes 12 seconds East, a distance of 839.08 feet) with the south line of a called 8.55 acre tract as recorded in Volume 557, Page 3, Deed Records Liberty County, Texas, same being the common line of said 44.7206 acre tract to a 5/8 inch iron rod found for a corner of this herein described tract;

THENCE North 09 degrees 26 minutes 39 seconds West, a distance of 344.62 feet (called North 05 degrees 48 minutes 21 seconds West, a distance of 342.00 feet) with the east line of said 8.55 acre tract, same being the common line of said 44.7206 acre tract to a point for a corner of this herein described tract, from which a found fence corner bears: South 01 degrees 01 minutes East, a distance of 3.9 feet;

THENCE North 85 degrees 28 minutes 18 seconds East, a distance of 34.10 feet (called North 89 degrees 05 minutes 36 seconds East) with the south line of a called 3.232 acre tract as recorded in Liberty County Clerk's File No. 2004010415, same being the north line of said 44.7206 acre tract to a 3/8 inch iron rod found for a corner of this herein described tract;

THENCE North 86 degrees 02 minutes 48 seconds East, a distance of 281.24 feet (called North 89 degrees 05 minutes 36 seconds East) with the south line of San Jacinto Recreation Subdivision as recorded in Volume 6, Page 6, Map Records Liberty County, Texas, same being the north line of said 44.7206 acre tract to a 5/8 inch iron rod found for a corner of this herein described tract;

THENCE North 85 degrees 35 minutes 38 seconds East, a distance of 1822.13 feet (called North 89 degrees 13 minutes 51 seconds East) with the south line of San Jacinto Recreation Subdivision same being the north line of said 44.7206 acre tract to a point on the west bank of the East Fork San Jacinto River for the northeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: South 17 degrees 38 minutes 01 seconds West, a distance of 32.0 feet and a found 1/2 inch disturbed iron rod bears: South 85 degrees 35 minutes 38 seconds West, a distance of 111.0 feet;

THENCE South 17 degrees 38 minutes 01 seconds West, a distance of 259.28 feet (called South 21 degrees 22 minutes 44 seconds West, a distance of 261.77 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE South 52 degrees 08 minutes 58 seconds West, a distance of 70.07 feet (called South 56 degrees 03 minutes 01 seconds West, a distance of 69.69 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE North 87 degrees 47 minutes 54 seconds West, a distance of 100.82 feet (called North 84 degrees 02 minutes 57 seconds West, a distance of 100.86 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE South 52 degrees 39 minutes 31 seconds West, a distance of 98.10 feet (called South 56 degrees 19 minutes 56 seconds West, a distance of 98.34 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE South 02 degrees 43 minutes 03 seconds West, a distance of 184.11 feet (called South 06 degrees 25 minutes 45 seconds West, a distance of 183.98 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE South 47 degrees 13 minutes 12 seconds East, a distance of 123.85 feet (called South 43 degrees 23 minutes 20 seconds East, a distance of 123.80 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

THENCE South 26 degrees 22 minutes 53 seconds West, a distance of 237.43 feet (called South 30 degrees 07 minutes 54 seconds West, a distance of 237.18 feet) with the west bank of said East Fork San Jacinto River, same being the east line of said 44.7206 acre tract to a 5/8 inch iron rod found for the southeast corner of this herein described tract;


THENCE South 86 degrees 52 minutes 26 seconds West, a distance of 2996.03 feet (called North 89 degrees 29 minutes 15 seconds West) with the north line of a called 468.01 acre tract as recorded in Montgomery County Clerk's File No. 2004062950, same being the south line of said 44.7206 acre tract to a 5/8 inch iron rod found in the east margin of said Williamson Road for the southwest corner of this herein described tract;

THENCE around a curve in a counterclockwise direction having an arc distance of 226.76 feet, a radius of 688.30 feet, and a chord of North 08 degrees 23 minutes 14 seconds West, a distance of 225.73 feet with the east margin of said Williamson Road, same being the west line of said 44.7206 acre tract to a 5/8 inch iron rod found for a corner of this herein described tract;

THENCE around a curve in a counterclockwise direction having an arc distance of 122.38 feet, a radius of 688.30 feet, and a chord of North 25 degrees 15 minutes 39 seconds West, a distance of 122.22 feet with the east margin of said Williamson Road, same being the west line of said 44.7206 acre tract to the **POINT OF BEGINNING** and containing **47.33** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground,
September 10, 2020.



Louis W. Bergman, IV
R.P.L.S. No. 5815
19-470

