

METES AND BOUNDS  
1.50 ACRE PARCEL  
LOCATED IN THE  
M. MORSE SURVEY,  
ABSTRACT 338,  
MONTGOMERY COUNTY, TEXAS

Being a 1.50 acre parcel of land situated in the M. Morse Survey, Abstract 338, Montgomery County, Texas, and consisting of Lots 3, 4, and the northeast half of Lot 2, in Block 2 of Lake Rollingwood, Section 1 as recorded in Volume 5, Page 511 of the Map Records of Montgomery County, and being the same property as described in deed recorded in Montgomery County Clerk's File 2018069477, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the northern right of way of Rollingwood Loop (60' R.O.W.) for the southeast corner of the called 0.3441 acres being the southwest half of Lot 2 as described in M.C.C.F. 2005067146, and marking the southwest corner of the herein described parcel;

**THENCE**, North 31° 01' 57" West, a distance of 144.38 feet (called 137.56 feet) along the northeastern line of the called 0.3441 acres to a 5/8" iron rod found in the southeastern right of way of F.M. 1484 (unknown R.O.W.) for the northeast corner of the called 0.3441 acres, and marking the northwest corner of the herein described parcel;

**THENCE**, North 67° 01' 03" East, along the southeastern right of way of F.M. 1484, passing at a distance of 403.70 feet a 1/2" iron rod set with plastic cap for reference, and continuing for a total distance of 453.70 feet to a point for corner in the centerline of Caney Creek marking the northeast corner of the herein described parcel;

**THENCE**, South 27° 34' 25" West, a distance of 103.58 feet along the centerline of Caney Creek to a point for corner marking an angle point in the eastern line of the herein described parcel;

**THENCE**, South 01° 31' 40" West, a distance of 101.76 feet along the centerline of Caney Creek to a point for corner for the northeast corner of Lot 5, and marking the southeast corner of the herein described parcel;

**THENCE**, South 45° 23' 49" West, along the northwestern line of Lot 5, passing at a distance of 50.00 feet a 1/2" iron rod set with plastic cap for reference, and continuing for a total distance of 209.62 feet to a 1/2" iron rod set with plastic cap in the northern right of way of Rollingwood Loop for the southwest corner of Lot 5, and marking the southeast corner of the herein described parcel;

**THENCE**, along the northern right of way of Rollingwood Loop and a curve to the left having a radius of 90.00 feet, an arc length of 175.15 feet, and a chord bearing North 74° 27' 28" West, a distance of 148.79 feet back to the **POINT OF BEGINNING** and containing 1.50 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Jr.  
Overland Surveyor's Consortium, Inc.  
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Job Number 2111030021

