

METES & BOUNDS DESCRIPTION OF 0.009 OF ONE ACRE OF LAND
SITUATED IN THE CHARLES B. STEWART SURVEY, A-476
COUNTY, MONTGOMERY COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.009 of One Acre and situated in the Charles B. Stewart Survey, Abstract 476, Montgomery County, Texas, and being out of and a part of Lot 182 of River Plantation Section Five and being that same tract or parcel of land Cited as Tract 2 described under Clerk's File No. 2017067143 of the Official Public Records of Real Property of Montgomery County, Texas (OPRRPMCT), aforementioned 0.009 Acre Tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod found for the Southwest corner of Lot 183 of River Plantation Section Five, map or plat thereof recorded in Cabinet A, Sheet 1-B of Montgomery County Map Records (MCMR) same point sited on the Northeast margin of Golf Course Reserve B of aforesaid River Plantation Section Five, the Southeast corner of Lot 182 of same subdivision and from whence a 5/8" iron rod found for the Northwest corner of said Lot 183 bears N 23°39'27" E (Plat Call N 23°39'27" E, 170.23' A / 1-B MCMR) a distance of 170.52 feet, same 1/2" iron rod being the common Southeast corner of the herein described tract and Cited Tract 2 described and recorded under C.F. No. 2017067143, OPRRPMCT with aforementioned tracts or parcels of land situated in the Charles B. Stewart Survey, Abstract 476, Conroe, Montgomery County, Texas;

THENCE N 34°09'24" W (Plat Call N 33°40'17" W A / 1-B MCMR Tract 2 Deed Call N 36°18'47" W, 18.78' 2017067143 OPRRPMCT) along the Northeast margin of aforesaid Golf Course Reserve B, the Southwest line of Lot 182 for a distance of 18.77 feet to a 1/2" iron rod found for the Southwest corner of said Cited Tract 2, for the Southwest corner of the herein described tract;

THENCE N 47°06'31" E (Tract 2 Deed Call N 44°34'56" E, 39.53' 2017067143 OPRRPMCT) departing the Northeast margin of said Reserve B and severing aforementioned Lot 182 for a distance of 39.92 feet to a 1/2" iron rod found on the common division line between Lot 182 and Lot 183, for the Northeast corner of the herein described tract;

THENCE S 23°39'27" W (Plat Call S 23°39'27" W A / 1-B MCMR) along aforementioned common Lot boundaries for a distance of 46.62 feet to the Southeast corner and POINT OF BEGINNING of the herein described tract, in all containing 0.009 of One Acre (370.30 Square Feet) of land, more or less.

This metes & bounds description is based upon a Category 1A Condition II Urban Land Title Survey prepared by Steven Ray Estes, RPLS No. 5631, of even date and to which reference is hereby made. The coordinates / bearings / distances depicted herein are cited as U.S. Survey Feet and referenced to the Texas State Plane Coordinate System South Central Zone.

SRE LAND SURVEYING
TBPLS Firm No. 10116700
Steven Ray Estes
Registered Professional Land Surveyor
Texas Registration No. 5631



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0.009 Ac Lot 182 RP Section 5 Metes.doc