

PICKERING & ASSOCIATES

PROFESSIONAL LAND SURVEYORS, LLC

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LOT 50 OF LAKE CREEK RANCHETTES SECTION 7

BEING A 5.153 ACRE, (224,475 SQUARE FOOT) TRACT OR PARCEL OF LAND KNOWN AS LOT 50 OF LAKE CREEK RANCHETTES, SECTION 7, AN UNRECORDED SUBDIVISION LOCATED IN THE THOMAS J. NICHOLS SURVEY, ABSTRACT NO. 397, MONTGOMERY COUNTY, TEXAS, SAID 5.153 ACRES BEING THE SAME CALLED 5.171 ACRE TRACT OF LAND CONVEYED UNTO CLIFTON LACABE BY DEED RECORDED UNDER CLERK'S FILE NUMBER (C.F. NO.) 7807121 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2 inch iron rod found marking the Northeast corner of said Lot 50 and the herein described tract, same being the Southeast corner of Lot 1, Lake Creek Ranchettes, Section 5 and being further described in a Deed to Chester Bradley, Jr., recorded under Film Code No. 742-11-1043 of the Real Property Records of Montgomery County, Texas, same being the Southwest corner of a called 93.67 acre tract as described in a Deed to CORAL AEG, LLC-SERIES A and recorded under C.F. No. 2019011188 of the Real Property Records of Montgomery County, Texas, same also being the Northwest corner of a called 93.644 acre tract as described in a Deed to OWL 1 HOLDINGS LLC and recorded under C.F. No. 2020012441 of the Real Property Records of Montgomery County, Texas;

Thence, S 15°28'49" W-1115.24 feet (Called S 15°32'47" W-1121.48 feet) along the East line of said Lot 50, coincident with the West line of said 93.644 acre tract to a 5/8 inch iron rod found for the Southeast corner of Lot 50 and the herein described tract, said corner also being the Northeast corner of Lot 62, Lake Creek Ranchettes Section 7 and being further described in a Deed to Barry J. Barnes, Et ux, recorded under C.F. No. 2019003728 of the Real Property Records of Montgomery County, Texas;

Thence, N 48°02'42" W-183.23 feet (Called N 47°44'12" W-183.25 feet) along the common line of Lot 50 and Lot 62 of Lake Creek Ranchettes Section 7 to a 1/2 inch iron rod found for the Southwest corner of Lot 50 and the herein described tract, same being the Northwest corner of said Lot 62, the Easterly corner of Lot 68 as described in a Deed to Thomas R. Morant, Et ux, recorded under C.F. No. 2013113841 and the Southerly corner of Lot 69 as described in a Deed to Joseph Spangoletti, Et ux, recorded under Film Code No. 384-00-0175 of the Real Property of Montgomery County, Texas, being further evidenced in a Deed of Trust recorded under C.F. No.7814750 of the Real Property Records of Montgomery County, Texas;

Thence, N 07°45'12" E-608.38 feet (Called N 07°54'21" E-613.55 feet) along the common line of said Lot 50 and Lot 69 to a 1/2 inch iron rod found for an angle point of Lot 50 and the herein described tract, lying in the center line of a 60 foot road easement as evidenced in instrument filed for record under C.F. No. 7741979 of the Real Property Records of Montgomery County, Texas and marking the Northeast corner of said Lot 69, same being the Southeast corner of Lot 49 of Lake Creek Ranchettes Section 7 and being further described in a Deed conveyed unto Shek Yue Kenneth Kwan, Et ux, recorded under C.F. No. 7833072 of the Real Property Records of Montgomery County, Texas;

Thence, N 20°17'39" E-395.93 feet (Called N 20°17'39" E-395.93 feet) along the common line of Lot 50 and Lot 49 to a 1/2 inch iron rod with cap stamped "PICKERING RPLS 5879" set in the South line of aforesaid Lot 1 and marking the Northeast corner of Lot 49 and the Northwest corner of Lot 50 and the herein described tract;

Thence, S 84°10'43" E-215.59 feet (Called S 84°10'43" E-215.59 feet) along the South line of said Lot 1, coincident with the North line of Lot 50 and the herein described tract to the Point of Beginning and containing 5.153 acres (224,475 square feet) of land, more or less.

This description is based upon a land survey prepared by Pickering & Associates Professional Land Surveyors, LLC, dated July 21, 2020 with bearings being based on a Deed recorded under Clerk's File No. 7807121 of the Real Property Records of Montgomery County, Texas.

Roger D. Pickering, R.P.L.S.
Registration No. 5879

