

PICKERING & ASSOCIATES

PROFESSIONAL LAND SURVEYORS, LLC

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BEING A 6.543 ACRE, (285,027 SQUARE FOOT) TRACT OR PARCEL OF LAND KNOWN AS LOT 12 OF TAYLOR SUBDIVISION, AN UNRECORDED SUBDIVISION OF 179.137 ACRES OF LAND SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN A DEED TO CHARLES S. TAYLOR, TRUSTEE, RECORDED UNDER CLERK'S FILE NUMBER (C.F. NO.) 7518613 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 6.543 ACRES BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO DONALD R. BAILEY, ET UX, RECORDED UNDER C.F. NO. 7625888 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at 5/8 inch iron rod with cap stamped "PICKERING RPLS 5879" set for the northeast corner of said Lot 12 and the herein described tract, said corner being in a pipeline right of way and being called S 89°34'11" W, 1297.99 feet and S 00°25'40" E, 540.26 feet from the northeast corner of the called 179.137 acre tract and from which a 1/2 inch iron rod with cap stamped "SAVOY 5730" found marking the northwest corner of a called 4.972 acre tract known as Lot 3 and described in a deed to Jennifer M. Drake, et vir, recorded under C.F. No. 2015058396 of said Real Property Records bears N 00°30'25" W-539.33 feet;

Thence, S 00°25'40" E-714.73 feet (Called S 00°25'40" E-715.0 feet) to a bent 3/8 inch iron rod found marking the southeast corner of Lot 12 and the herein described tract, said corner lying in the north right-of-way line of Quiet Hollow Road, a 60 foot wide road easement per C.F. No. 7635638 of the Real Property records of Montgomery County, Texas and also marking the southwest corner of a called 4.200 acre tract known as Lot 11 and described in a deed to Wanda Sue Hodgeson, recorded under C.F. No. 8320816 of the Real Property Records of Montgomery County, Texas; said corner also being located S 88°14'24" W-420.00 feet from a 3/8 inch iron rod found marking the southeast corner of said 4.200 acre tract;

Thence, S 88°14'24" W-398.90 feet (Called S 88°14'24" W-399.82 feet) along the north line of Quiet Hollow Road to a 5/8 inch iron rod with cap stamped" PICKERING RPLS 5879" set marking the southwest corner of Lot 12 and the herein described tract, from which a 3/8 inch iron rod found for reference bears S 03°17' W-3.3 feet and from which a 3/8 inch iron rod found marking the easterly southeast corner of a called 12.332 acre tract known as Lot 16 and described in a deed to Cecil Llyod Raborn, Jr., recorded under C.F. No. 768527 of the Real Property Records of Montgomery County, Texas bears S 88°14'24" W-1163.64 feet;

Thence, N 00°25'40" W-714.73 feet (Called N 00°25'40" W-715.0 feet) to a bent 3/8 inch iron rod found marking the northwest corner of Lot 12 and the herein described tract, said corner being in a pipeline right of way and marking the southeast corner of a called 5.00 acre tract known as Lot 5 and described in deed to James D. Hall, et ux, recorded under C.F. No. 7612165 of said Real Property Records, same being the southwest corner of a called 4.9895 acre tract known as Lot 4 and described in a deed to Justin H. Drake, et ux, recorded under C.F. No. 2019079892 of said Real Property Records and from which a 5/8 inch iron rod found for reference bears S 02°02' E-2.9 feet, and from which a one-inch iron pipe found for reference bears S 02°02' W-3.0 feet, and from which a 3/8 inch iron rod found marking the southwest corner of said Lot 5 bears S 88°14'24" W-393.20 feet;

Thence, N 88°14'24" E-398.90 feet (Called N 88°14'24" E-399.82 feet) with the common line of Lot 4 and Lot 12 to the Point of Beginning and containing 6.543 acres (285,027 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 13, 2020 with bearings being based on a deed recorded under Clerk's File No. 7625888 of the Real Property Records of Montgomery County, Texas.

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

