

ANN WHITE SURVEY ABSTRACT 43

SCALE 1"=50'



DESCRIPTION OF A TRACT OF LAND CONTAINING 6.881 ACRES (299,769 SQUARE FEET) SITUATED IN THE ANN WHITE SURVEY, ABSTRACT 43, MONTGOMERY COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO JASON TAYLOR ERVING BY DEED AS RECORDED UNDER COUNTY CLERK FILE NO. 2011044283 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING OUT OF AN 8.88 ACRE TRACT OF LAND AS RECORDED IN FILE CODE NO. 069-01-2355 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 6.881-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF AMBERWOOD DRIVE (60.00 FEET WIDE) AS RECORDED UNDER COUNTY CLERK FILE NO. 2011069697 AND BEING THE LOWER NORTHWEST CORNER OF A 9.9317 ACRE TRACT OF LAND AS RECORDED IN VOL. 1086, PAGE 149 OF THE REAL PROPERTY RECORDS FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 33°23'06" EAST, A DISTANCE OF 281.57 FEET TO A FOUND 5/8-INCH IRON ROD FOR AN ANGLE POINT IN THE NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 18°26'59" EAST, A DISTANCE OF 106.96 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO JM E. SHERMAN AND BILLIE J. SHERMAN BY DEED AS RECORDED UNDER COUNTY CLERK FILE NO. 2011070090 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 6°23'41" EAST, A DISTANCE OF 236.40 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED UNTO RODNEY GILES BY DEED AS RECORDED UNDER COUNTY CLERK FILE NO. 2020149240 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS FOR A LOWER NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 0°40'37" EAST, A DISTANCE OF 572.92 FEET TO A FOUND 5/8-INCH IRON ROD IN THE CENTERLINE OF A 30.00 FEET WIDE ACCESS EASEMENT FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE ALONG THE CENTERLINE OF SAID ACCESS EASEMENT NORTH 89°25'04" WEST, A DISTANCE OF 215.90 FEET TO A FOUND 5/8-INCH IRON ROD FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 6°23'58" WEST, A DISTANCE OF 99.95 FEET TO A FOUND 5/8-INCH IRON ROD IN THE CENTERLINE OF SAID ACCESS EASEMENT FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 32°16'12" WEST, A DISTANCE OF 658.40 FEET TO A POINT IN A LAKE FOR THE MOST WESTERLY CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 57°43'48" EAST, AT 253.04 FEET PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 343.11 FEET TO A FOUND 5/8-INCH IRON ROD WITH ILLEGIBLE CAP FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 33°23'06" WEST, A DISTANCE OF 131.89 FEET TO A FOUND 5/8-INCH IRON ROD WITH ILLEGIBLE CAP IN THE SOUTH RIGHT-OF-WAY LINE OF SAID AMBERWOOD DRIVE FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 86°24'38" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AMBERWOOD DRIVE, A DISTANCE OF 31.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.881 ACRES (299,769 SQUARE FEET), MORE OR LESS.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, HAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO INFINITY PARTNERSHIP, L.L.C. FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND RIGHTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 6.881 ACRES (299,769 SQUARE FEET) SITUATED IN THE ANN WHITE SURVEY, ABSTRACT 43, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

LEGEND

- FENCE: METAL, WIRE, WOOD
- GRAVEL: [Symbol]
- WATER: [Symbol]
- APPROXIMATE HIGH BANK: [Symbol]

LINE	BEARING	DISTANCE
L1	S60°23'58"W	99.95
L2	S86°24'38"E	31.29

CLIENT: TBD
ADDRESS: AMBERWOOD DRIVE
www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Aledo, TX 77012 | (281)363-1392

FIELD CREW: MW
TECH: SF
DRAFTER: JS
FINAL CHECK: EF
DATE: 12-17-21
JOB# 12-105826-21