



**DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.0715 ACRES (46,673 SQUARE FEET) SITUATED  
IN THE JOHN H. CUMMINGS SURVEY, ABSTRACT 133  
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 1.0715 acres (46,673 square feet), situated in the John H. Cummings Survey, Abstract 133, Montgomery County, Texas, being all of a tract of land conveyed unto Barry Campbell by deed recorded under County Clerk's File No. 8803789 of the Official Public Records of Montgomery County, Texas. Said 1.0715-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at southwest corner of said John H. Cummings Survey and northwest corner of the Larkin Day Survey, A-182;

THENCE North  $01^{\circ}21'32''$  East, a distance of 415.90 feet to a point;

THENCE South  $88^{\circ}26'05''$  East, along the centerline of Bear Canyon Drive (50.00 feet wide) a distance of 1087.45 feet to the POINT OF BEGINNING and the southwest corner of the said tract herein described;

THENCE North  $01^{\circ}37'48''$  East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north right-of-way line of said Bear Canyon Drive, at a distance of 30.00 feet and continuing for a total distance of 416.83 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE South  $88^{\circ}26'39''$  East, a distance of 112.10 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South  $01^{\circ}39'56''$  West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north right-of-way line of said Bear Canyon Drive, at a distance of 386.85 feet and continuing for a total distance of 416.85 feet to the southeast corner of the said tract herein described;

THENCE North  $88^{\circ}26'05''$  West, a distance of 111.84 feet to the POINT OF BEGINNING and containing 1.0715 acres (46,673 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated 6-28-22, job number 6-113355-22.*