

BEING A 2.62 ACRE TRACT OF LAND SITUATED IN THE J. JOHNSON SURVEY, A-23, MONTGOMERY COUNTY, TEXAS, BEING OUT OF A CALLED 5.00 ACRE TRACT AS RECORDED IN VOLUME 879, PAGE 139, OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS (O.R.T.C.T.), SAID 2.62 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTVILLE ROAD FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 62° 34' 24" E, A DISTANCE OF 521.82 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

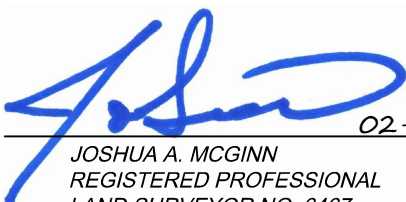
THENCE S 21° 19' 19" W, A DISTANCE OF 219.81 FEET TO A 1/2-INCH IRON ROD FOUND MARKING SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 62° 36' 57" W, AT 235.49 FEET PASSING A 5/8-INCH IRON ROD FOUND AS A REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 521.82 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 21° 22' 38" E, A DISTANCE OF 220.17 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 2.62 ACRES (OR 114.174.66 SQUARE FEET) OF LAND.

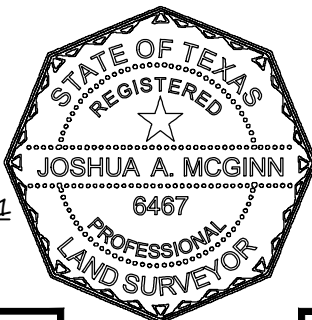
NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.


JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

02-21-2021

DATE



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FIELD NOTES DESCRIPTION

OF A
2.62 ACRE TRACT OF LAND

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