



**10.019 ACRES
JANUARY 25, 2022**

BEING 10.019 ACRES OF LAND, SITUATED IN THE WILLIAM ATKINS SURVEY, A-3, MONTGOMERY COUNTY, TEXAS; SAID 10.019 ACRES BEING ALL OF A CALLED 10.029 ACRE TRACT OF LAND BEING CONVEYED TO MERLE V. DIXON DEED OF WHICH IS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2001-075414 MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 10.019 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (ALL DISTANCES SHOWN ARE GROUND):

BEGINNING at a 5/8" iron rod found in the West Right-of-Way line of Pine Lake Road as found monumented on the ground, a county maintained road, no deed of record found for the Southeast corner of a called 20.946 acre tract of land conveyed to KPS Land Investments, L.P. deed of which is recorded under C.C.F.N. 2021-015476 M.C.R.P.R. for the Southeast corner of the said 10.029 acre tract and the herein described tract;

THENCE South 21°42'03" East along the West line of Pine Lake Road for a distance of 172.41 feet to a 5/8" iron rod found for angle point in the East line of the herein described tract;

THENCE South 20°47'22" East continuing along the West line of Pine Lake Road for a distance of 58.37 feet to a 5/8" iron rod found for the North corner of a called 9.053 acre tract of land conveyed to Charles R. Horton and wife Renee S. Horton deed of which is recorded under C.C.F.N. 9847367 M.C.R.P.R. for the Easterly corner of the herein described tract;

THENCE South 54°45'33" West departing the West line of Pine Lake Road along the North line of the said 9.053 acre tract for a distance of 1352.12 feet to a 5/8" iron rod found in the East line of a residual of called 39.98 acre tract of land conveyed to KDL Ventures, LLC deed of which is recorded under C.C.F.N. 2016-099759 M.C.R.P.R. for the West corner of the said 9.053 acre tract of land for the South corner of the herein described tract;

THENCE North 47°24'49" West along the Westerly East line of the said residual of a 39.98 acre tract passing at distance of 265.89 a 5/8" iron rod found with cap stamped "Jeff Moon RPLS 4639" for its North corner, the Southeast corner of Reserve C, Pine Lake Cove, Section 1 subdivision a plat or map recorded in Cabinet Z, Sheet 7708 M.C.M.R at a distance of 400.37 feet to a 5/8" iron rod found for the Northwest corner of the herein described tract;

THENCE North 61°09'23" East a distance of 1500.82 feet back to the Point of Beginning and containing 10.019 acres of land, based on the survey and plat prepared by Jeffrey Moon and Associates, Inc., dated January 25, 2022.

