

HUMBLE SURVEYING COMPANY

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TBPELS Firm No. 101114600

LEGAL DESCRIPTION

17.95 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 17.95 ACRES SITUATED IN THE *PRESSLEY GILL SURVEY, ABSTRACT No. 230, MONTGOMERY COUNTY, TEXAS*, AND BEING OUT OF A CALLED 20.00 ACRE TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 99080446; SAID 17.95 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 2012013054 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1-inch iron pipe found in the west margin of Daw Collins Road for the southeast corner of a called 20 acre tract as recorded in Montgomery County Clerk's File No. 2003149365, same being the northeast corner of a called 3.00 acre tract as recorded in Montgomery County Clerk's File No. 2003091068;

THENCE South 19 degrees 34 minutes 06 seconds West, a distance of 570.94 feet (called South 22 degrees 08 minutes 47 seconds West) with the west margin of said Daw Collins Road, same being the east line of said 3.00 acre tract and a called 17.00 acre tract as recorded in Montgomery County Clerk's File No. 2016087778 to a point, from which a found 1 inch iron pipe bears: North 64 degrees 02 minutes East, a distance of 0.2 feet;

THENCE South 19 degrees 34 minutes 06 seconds West, a distance of 177.19 feet (called a distance of 176.15 feet) with the west margin of Daw Collins Road, same being the east line of a called 2.000 acre tract as recorded in Montgomery County Clerk's File No. 2011002987 to a 1/2 inch disturbed iron rod found for the northeast corner and **POINT OF BEGINNING** of this herein described tract, from which a 5/8 inch iron rod bears: North 85 degrees 48 minutes East, a distance of 3.1 feet;

THENCE South 19 degrees 34 minutes 06 seconds West, a distance of 490.22 feet with the west line of Daw Collins Road to a 5/8 inch disturbed iron rod found for the southeast corner of this herein described tract, from which a found 5/8 inch iron rod with cap bears: North 86 degrees 41 minutes East, a distance of 10.8 feet;

THENCE South 86 degrees 41 minutes 20 seconds West, a distance of 1287.80 feet with the north line of the Walker County School Land Survey, Abstract No. 494, same being the common line of a called 9530.68 acre tract as recorded in Volume 343, Page 122, Deed Records Montgomery County, Texas to a concrete monument found for the southwest corner of this herein described tract, from which a found t-rail bears: North 66 degrees 33 minutes East, a distance of 0.5 feet and a found 1-1/4 inch disturbed iron pipe bears: North 42 degrees 23 minutes West, a distance of 0.4 feet;

THENCE North 03 degrees 10 minutes 37 seconds West, a distance of 614.90 feet with the east line of a called 2666.3967 acre tract as recorded in Montgomery County Clerk's File No. 9776607 to a 5/8 inch iron rod with cap found for the northwest corner of this herein described tract, from which a found 1-inch iron pipe bears: South 06 degrees 33 minutes East, a distance of 4.4 feet;

THENCE North 86 degrees 41 minutes 20 seconds East, a distance of 974.93 feet with the south line of said 17.00 acre tract to a 5/8 inch iron rod set for a corner of this herein described tract, from which a found 5/8 inch iron rod bears: South 04 degrees 12 minute East, a distance of 8.8 feet;

THENCE South 04 degrees 12 minutes 11 seconds East, a distance of 171.03 feet with the west line of said 2.000 acre tract to a 5/8 inch iron rod found for a corner of this herein described tract;

THENCE North 85 degrees 47 minutes 54 seconds East, a distance of 499.41 feet with the south line of said 2.000 acre tract to the **POINT OF BEGINNING** and containing 17.95 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815"

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground,
May 18, 2021.



Louis W. Bergman, IV
R.P.L.S. No. 5815
21-154

