

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

Metes & Bounds Property Description

A tract of land containing 1.6911 Acres (73,664 Square Feet), being out of a called 45.02 acre tract being recorded under Volume 942, Page 400 of the Montgomery County Deed Records (M.C.D.R.) situated in the Joseph Lindley Survey, Abstract No. 25, in Montgomery County, Texas. Said 1.6911 Acre tract being more particularly described by metes and bounds as follows: (Bearings based in Volume 942, Page 400 M.C.D.R.)

BEGINNING at a 1/2 Inch iron rod found in the northeasterly right-of-way (R.O.W.) line of Shepard Hill Road for the southerly (southeasterly) corner of said 45.02 Acre tract and this tract and the southwesterly corner of a called 41.004 acre tract recorded in the name of Linda Lucille Kmiecik under Montgomery County Clerk's File (M.C.C.F.) No. 2012091954 (Tract 2), said corner also being at a point on a curve to the right;

THENCE, in a Northwesterly direction, along the northeasterly R.O.W. line of said Shepard Hill Road, along the arc of said curve to the right having a radius of **1500.41 Feet**, an arc length of **142.81 Feet**, a central angle of **05° 27' 12"** and a chord bearing and distance of **NORTH 55° 07' 01" WEST, 142.76 Feet** to a point for corner,

THENCE, **NORTH 52° 32' 00" WEST**, along the northeasterly R.O.W. line of said Shepard Hill Road, a distance of **112.50 Feet** to a 1/2 Inch iron rod found for the westerly (southwesterly) corner of this tract and the southerly (southeasterly) corner of a called 2.094 acre tract recorded in the name of Jason Jenkins and wife, Sara Jenkins under Doc# 2016045442 in the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.);

THENCE, **NORTH 35° 37' 55" EAST** (called-**North 35° 55' 06" East**), along the common northwesterly line of this tract and the southeasterly line of said 2.094 Acre Jason Jenkins and wife, Sara Jenkins tract, a distance of **419.28 Feet** (called-420.00 Feet) to a 1/2 Inch iron rod found for the northerly (northwesterly) corner of this tract and the easterly (northeasterly) corner of said 2.094 Acre Jason Jenkins and wife, Sara Jenkins tract, said corner also being in the southwesterly line of a called 6.398 acre tract recorded in the name of Eddie Jordan and Sandra Jordan under Doc# 2010050597 in the O.P.R.M.C.T.;

THENCE, **SOUTH 55° 58' 56" EAST** (called-**South 56° 06' 17" East**), along the common northeasterly line of this tract and the southwesterly line of said 6.398 Acre Eddie Jordan and Sandra Jordan tract, a distance of **91.78 Feet** to a 1/2 Inch iron rod found in the easterly line of aforesaid 45.02 acre tract for the easterly (northeasterly) corner of this tract and the southerly (southeasterly) corner of said 6.398 Acre Eddie Jordan and Sandra Jordan tract, said corner also being in the westerly line of aforesaid 41.004 Acre Linda Lucille Kmiecik tract;

THENCE, **SOUTH 14° 32' 00" WEST**, along the common easterly line of said 45.02 acre tract and this tract and the westerly line of said 41.004 Acre Linda Lucille Kmiecik tract, a distance of **454.04 Feet** to the **POINT OF BEGINNING** and containing 1.6911 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 21-07089
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