

METES AND BOUNDS
0.904 ACRE PARCEL
LOCATED IN THE
W. KIBBE SURVEY,
ABSTRACT 303,
MONTGOMERY COUNTY, TEXAS

Being a 0.904 acre parcel of land situated in the W. Kibbe Survey, Abstract 303, Montgomery County, Texas, and being out of Reserve B of Whispering Pines Subdivision (unrecorded), and being the same property as described in deed recorded in Montgomery County Clerk's File 7929116, with the basis of bearings being Texas State Plane Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the southeastern right of way of Nightingale Drive (60' R.O.W.) and the southwestern right of way of F.M. 1485 (100' R.O.W.) marking the north corner of the herein described parcel;

THENCE, South 30° 44' 48" East, a distance of 205.00 feet along the southwestern right of way of F.M. 1485 to a 1/2" iron rod found for the north corner of that tract conveyed to Guadalupe & Martha Saldana as described in M.C.C.F. 2016002522, and marking the east corner of the herein described parcel;

THENCE, South 59° 15' 12" West, a distance of 200.00 feet along the northwestern line of the Saldana tract to a 5/8" iron rod found in the northeastern line of the called 1.395 acres as described in M.C.C.F. 2020078539 for the west corner of the Saldana tract, and marking the south corner of the herein described parcel;

THENCE, North 30° 44' 48" West, a distance of 165.00 feet along the northeastern line of the called 1.395 acres to a 1/2" iron rod set with plastic cap for the south corner of the called 0.037 acres as described in M.C.C.F. 8044166, and marking an angle point in the southwestern line of the herein described parcel;

THENCE, North 59° 15' 12" East, a distance of 40.00 feet along the southeastern line of the called 0.037 acres to a 1/2" iron rod set with plastic cap for the east corner of the called 0.037 acres, and marking an angle point in the southwestern line of the herein described parcel;

THENCE, North 30° 44' 48" West, a distance of 40.00 feet along the northeastern line of the called 0.037 acres to a 1/2" iron rod set with plastic cap in the southeastern right of way of Nightingale Drive for the north corner of the called 0.037 acres, and marking the west corner of the herein described parcel;

THENCE, North 59° 15' 12" East, a distance of 160.00 feet along the southeastern right of way of Nightingale Drive back to the **POINT OF BEGINNING** and containing 0.904 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Jr.
Overland Surveyor's Consortium, Inc.
June 20, 2023
Job Number 2306039991

