

HUMBLE SURVEYING COMPANY

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TBPELS Firm No. 10114600

LEGAL DESCRIPTION

2.10 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **2.10** ACRES SITUATED IN THE *WILLIAM BARKER SURVEY, ABSTRACT No. 82, MONTGOMERY COUNTY, TEXAS*, AND BEING PART OF A CALLED 2.3 ACRE TRACT, CALLED FIRST TRACT AS RECORDED IN VOLUME 697, PAGE 866, DEED RECORDS MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.) AND PART OF SECOND TRACT AS RECORDED IN VOLUME 697, PAGE 866, D.R.M.C.T.; SAID **2.10** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 5/8 inch iron rod with cap found at the intersection of the east margin of Lucas Drive (40 foot R.O.W.) with the south margin of F.M. Road No. 2090 (80 foot R.O.W.) for the northwest corner of a called 2.38 acre tract as recorded in Montgomery County Clerk's File (M.C.C.F.) No. 2016092372;

THENCE North 86 degrees 06 minutes 07 seconds East, a distance of 344.44 feet with the south margin of said F.M. Road No. 2090, same being the north line of said 2.38 acre tract to a 5/8 inch iron rod with cap found in the west line of said Second Tract for the northeast corner of said 2.38 acre tract, same being the northwest corner and **POINT OF BEGINNING** of this herein described tract, from which a found 1-1/4 inch iron rod bears: South 75 degrees 00 minutes West, a distance of 2.4 feet;

THENCE North 86 degrees 06 minutes 07 seconds East, a distance of 80.38 feet with the south margin of said F.M. Road No. 2090, same being across said Second Tract and said First Tract to a point for the northerly northeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: South 04 degrees 05 minutes 02 seconds East, a distance of 0.7 feet;

THENCE South 04 degrees 05 minutes 02 seconds East, a distance of 190.55 feet (called South 00 degrees 31 minutes 04 seconds East, a distance of 190.00 feet) across said First Tract, same being the west line of a called 0.3053 acre tract as recorded in M.C.C.F. No. 2010093222 to a 1/2 inch iron rod found for the southwest corner of said 0.3053 acre tract, same being an interior corner of this herein described tract;

THENCE North 86 degrees 19 minutes 42 seconds East, a distance of 70.20 feet (called North 86 degrees 59 minutes 46 seconds East, a distance of 70.00 feet) across said First Tract, same being the south line of said 0.3053 acre tract to a 1/2 inch disturbed iron rod found in the west line of the remainder of a called 2 acre tract as recorded in Volume 280, Page 342, D.R.M.C.T. for the southeast corner of said 0.3053 acre tract, same being the southerly northeast corner of this herein described tract;

THENCE South 03 degrees 07 minutes 27 seconds East, a distance of 493.37 feet (called South 01 degrees East) with the west line of the remainder of said 2 acre tract, same being the east line of said First Tract to a 1-inch iron rod found in the north line of a called 3 acre tract, called Tract 1 as recorded in M.C.C.F. No. 2019006300 for the southeast corner of this herein described tract;

THENCE South 87 degrees 19 minutes 53 seconds West, a distance of 162.62 feet with the north line of said Tract 1 and the James and Patricia England Tract as recorded in M.C.C.F. No. 9018057, same being the south line of said First Tract to a 3/4 inch iron pipe found in the east line of a called 0.996 acre tract as recorded in M.C.C.F. No. 2017066470 for the southeast corner of this herein described tract;

THENCE North 01 degrees 15 minutes 36 seconds East, a distance of 37.37 feet (called North) with the east line of said 0.996 acre tract, same being the west line of said First Tract to a 1/2 iron pipe found for an angle point in the west line of this herein described tract;

THENCE North 05 degrees 28 minutes 20 seconds West, a distance of 117.25 feet (called North) with the east line of the remainder of a called 2.0 acre tract as recorded in Volume 512, Page 13, D.R.M.C.T., same being the west line of said First Tract to a 2-inch iron pipe found in the south line of a called 0.989 acre tract as recorded in M.C.C.F. No. 2000053189 for the southerly northwest corner of this herein described tract, from which a found 1-inch iron pipe bears: North 36 degrees 01 minutes West, a distance of 0.3 feet and a found 1-inch bolt bears: North 18 degrees 02 minutes East, a distance of 0.3 feet;


THENCE North 86 degrees 17 minutes 08 seconds East, a distance of 15.96 feet (called East) with the south line of said 0.989 acre tract, same being the southerly north line of said First Tract to a 1/2 inch iron pipe found for the southwest corner of said Second Tract, same being an interior corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 75 degrees 49 minutes West, a distance of 0.5 feet, a found 1-inch square bolt bears: South 85 degrees 11 minutes East, a distance of 8.8 feet and a found 1-inch iron rod found bears: North 89 degrees 52 minutes West, a distance of 6.3 feet;

THENCE North 03 degrees 46 minutes 55 seconds West, a distance of 223.78 feet (called North) with the east line of said 0.989 acre tract and a called 2.0 acre tract as recorded in M.C.C.F. No. 2020059052, same being the west line of said Second Tract to a 5/8 inch iron rod found for the southeast corner of said 2.38 acre tract, same being an angle point in the west line of this herein described tract;

THENCE North 03 degrees 36 minutes 54 seconds West, a distance of 302.51 feet (called North) with the east line of said 2.38 acre tract, same being the west line of said Second Tract to the **POINT OF BEGINNING** and containing **2.10** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground,
April 6, 2022.



Louis W. Bergman, IV
R.P.L.S. No. 5815
22-079

