STATE OF TEXAS \$ \$ \$ \$ \$

COUNTY OF MONTGOMERY §

Metes & Bounds Property Description

A tract of land containing 10.5422 Acres, being Lot 13 and a portion of Lot 14 of Mill Creek Landing, Section 3 according to the map or plat thereof recorded in Cabinet D, Sheets 83-B and 84-A of the Map Records of Montgomery County, Texas (M.R.M.C.T.), being the remainder of a tract recorded in the name of John N. Aitkins et ux under Document No. 9109913 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Cabinet D, Sheets 83-B and 84-A of the M.R.M.C.T.)

BEGINNING at a 1/2 Inch iron rod found on the right-of-way line of a cul-de-sac at the end of Mill Bend Court being the north common corner of Lots 12 & 13 of said Section 13 (from which a 3/8 Inch iron rod found bears North 43° 17' 47" West, a distance of 94.05 Feet, from said 3/8 Inch iron rod found a second 3/8 Inch iron rod found bears North 26° 17' 47" West, a distance of 230.53 Feet, from said second 3/8 Inch iron rod found a third 3/8 Inch iron rod found bears North 26° 17' 47" West, a distance of 219.05 Feet);

THENCE, with the east right-of-way line of said Mill Bend Court the following two (2) courses:

- 1. in a northeasterly direction with the arc of a cul-de-sac curve to the left, having a radius of **50.00 Feet**, passing at an arc distance of 66.83 Feet a 5/8 Inch iron rod found at the west common corner of the aforementioned Lots 13 & 14, and continuing an additional arc distance of 60.58 Feet for a total arc distance of **127.41 Feet**, a central angle of **146° 00' 00'**, a chord bearing of **NORTH 06° 25' 34" WEST**, and a chord distance of **95.63 Feet** to a point at a corner of this tract from which a 1/2 Inch iron rod found bears North 56° 12' 31" East, a distance of 1.01 Feet;
- 2. **NORTH 26° 17' 47" WEST**, a distance of **151.17 Feet** to a point at the most westerly northwest corner of this tract;

THENCE, across and through said Lot 14 with the lines of a tract recorded in the name of Dung Nguyen and Hahn Dinh under Document No. 2016109675 of the R.P.R.M.C.T. the following four (4) courses:

- 1. **NORTH 75° 57' 10" EAST**, a distance of **71.63 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at a corner of this tract;
- 2. **SOUTH 26° 17' 47" EAST**, a distance of **184.38 Feet** to a point at an interior corner of this tract from which a South 57° 21' 49" West, a distance of 0.91 Feet;
- 3. **NORTH 80° 00' 00" EAST**, a distance of **169.82 Feet** to a point at an interior corner of this tract from which a 1/2 Inch iron rod found bears North 49° 55' 04" East., a distance of 1.31 Feet;
- 4. **NORTH 14° 02' 49" WEST**, a distance of **222.17 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the most easterly northwest corner of this tract;

THENCE, **NORTH 75° 57' 10" EAST**, continuing across and through the aforementioned Lot 14 with the south line of a tract recorded in the name of Darryl J. Sieket under Document No. 2019105657 of the R.P.R.M.C.T., crossing Mill Creek Tributary No. 5, a distance of **295.50 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the most northerly northeast corner of this tract;

THENCE, with the lines of Mill Creek Landing, Section II, Amended Final Plat as recorded in Cabinet E, Sheet 6-a of the M.R.M.C.T. the following two (2) courses:

- 1. **SOUTH 11° 00' 00" EAST**, crossing Mill Creek Tributary No. 5, a distance of **262.50 Feet** to a point at an interior corner of this tract from which a 5/8 Inch iron rod found bears South 80° 47' 33" West, a distance of 2.88 Feet;
- 2. **NORTH 80° 00' 00" EAST**, again crossing Mill Creek Tributary No. 5, a distance of **364.99 Feet** to a point at the most southerly northeast corner of this tract from which a 3/4 Inch iron rod found bears South 42° 20' 22" West, a distance of 3.82 Feet;

THENCE, with the lines of a tract recorded in the name of Audubon Magnolia Development, LLC. under Document No. 2016095007 (182.3 Acre Tract) of the R.P.R.M.C.T. the following two (2) courses:

- 1. SOUTH 10° 59' 50" WEST, a distance of 150.00 Feet to a point at a corner of this tract;
- 2. **SOUTH 07° 25' 49** "WEST, crossing Mill Creek Tributary No. 5, and Mill Creek, a distance of **303.11 Feet** to a point at southeast corner of this tract;

THENCE, with the lines of another tract recorded in the name of Audubon Magnolia Development, LLC. under Document No. 2016095007 (60.8 Acre Tract) of the R.P.R.M.C.T. the following seven (7) courses:

- 1. SOUTH 51° 27' 57" WEST, a distance of 235.17 Feet to a point at a corner of this tract;
- 2. NORTH 88° 46' 09" WEST, a distance of 199.61 Feet to a point at a corner of this tract:
- 3. NORTH 65° 07' 08" WEST, a distance of 84.72 Feet to a point at a corner of this tract:
- 4. NORTH 41° 32' 26" WEST, a distance of 77.20 Feet to a point at a corner of this tract;
- 5. NORTH 82° 46' 20" WEST, a distance of 89.47 Feet to a point at a corner of this tract;
- 6. SOUTH 27° 37' 26" WEST, a distance of 110.24 Feet to a point at a corner of this tract;
- 7. NORTH 53° 34' 54" WEST, a distance of 53.00 Feet to a point at the southwest corner of this tract;

THENCE, **NORTH 19° 15' 55" WEST**, with the east line of Lot 12 of the aforementioned Section 3, crossing Mill Creek, passing at a distance of 170.10 Feet a point (from which a 60d is found at South 70 44 05 West, a distance of 2.74 Feet), and continuing an additional distance of 196.92 Feet for a total distance of **367.02 Feet** to the POINT OF BEGINNING and containing 10.5422 Acres of land.

(See attached drawing)



Terrance P. Mish Registered Professional Land Surveyor No. 4981 Job No. 23-08486 November 22, 2023