

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

Being a 10.34 acre parcel of land situated in the W. Kibbe Survey, Abstract 303, Montgomery County, Texas, and being the same property as described in Montgomery County Clerk's File 2001096935, with the basis of bearings being Texas State Plane Central Zone NAD83, and being more particularly described as follows:

**BEGINNING** at a 1/4" iron pipe found in the southern line of the called 25.242 acres as described in M.C.C.F. 2015001389 for the northeast terminus of Nonesuch Road (R.O.W. varies), and marking the northwest corner of the herein described parcel;

**THENCE**, North 86° 43' 33" East, a distance of 813.66 feet (called 814.00 feet) along the southern line of the called 25.242 acres to a 1/2" iron pipe found for the northwest corner of the called 14.253 acres as described in M.C.C.F. 2012020047, and marking the northeast corner of the herein described parcel;

**THENCE**, South 03° 27' 33" East, a distance of 552.52 feet (called 535.00 feet) along the western line of the called 14.253 acres to a 1/2" iron pipe found for the northeast corner of the called 7.6993 acres as described in M.C.C.F. 2021117631, and marking the southeast corner of the herein described parcel;

**THENCE**, South 86° 36' 02" West, a distance of 814.00 feet along the northern lines of the called 7.6993 acres, the called 0.3785 acres as described in M.C.C.F. 2021117631, the called 1.00 acres as described in M.C.C.F. 2017007467, and the called 8.20 acres as described in M.C.C.F. 9764060 to a 1/2" iron rod set with plastic cap for the southeast corner of the called 2.995 acres as described in Volume 855, Page 40 of the Deed Records of Montgomery County, and marking the southwest corner of the herein described parcel;

**THENCE**, North 03° 25' 26" West, a distance of 554.29 feet (called 535.00 feet) along the eastern lines of the called 2.995 acres, and the called 1.1070 acres as described in M.C.C.F. 2016113585 back to the **POINT OF BEGINNING** and containing 10.34 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.  
April 1, 2022  
Job Number 2203032896

