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METES AND BOUNDS
11.5468 ACRE PARCEL
LOCATED IN THE
E.J. FELDER SURVEY,
ABSTRACT 216,
MONTGOMERY COUNTY, TEXAS

Being an 11.5468 acre parcel of land situated in the E.J. Felder Survey, Abstract 216, Montgomery County, Texas, and being out of a tract consisting of Lot 62B, and Lot 63 of Enchanted Forest Subdivision as recorded in Volume 7, Page 251 of the Map Records of Montgomery County, and part of a 24.11 acres (called 24.131 acres) as recorded under M.C.C.F. No. 2007085685, and being the same called 25.12 acres parent tract as described in M.C.C.F. 2015029420, part of the called 23.679 acres as described in M.C.C.F. 9886975, and part of the called 26.00 acres as described in M.C.C.F. 9714267, with the basis of bearings being said plat, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the western right of way of Dogwood Trail (60' R.O.W.) for the northeast corner of a 20' Utility Strip, and the southeast corner of Lot 63, and marking the most eastern southeast corner of the 25.12 acres parent tract;

THENCE, South 88° 55' 00" West, a distance of 150.00 feet along the northern line of said 20' Utility Strip to a Fenec Corner found for the northwest corner of said utility strip;

THENCE, South 01° 05' 00" East, a distance of 20.00 feet along the western line of said 20' Utility Strip to a 5/8" iron rod found for the southwest corner of said utility strip, and for the northwest corner of Lot 64;

THENCE, South 88° 55' 00" West, a distance of 165.75 feet over and across the called 25.12 acres and along the northern line of the called 23.679 acres as described in M.C.C.F. 9886975 to a 5/8" iron rod set with plastic cap marking the most eastern southeast corner and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 88° 55' 00" West, along the northern line of the called 23.679 acres, passing at a distance of 546.72 feet a 5/8" iron rod set with plastic cap for reference, and continuing for a total distance of 561.72 feet to a point for corner in the centerline of a creek, and marking an angle point in the southern line of the herein described parcel;

THENCE, along the centerline of a creek in a southwesterly direction over and across the called 23.679 acres the following courses and distances:

South 23° 57' 31" West, a distance of 90.95 feet to a point for corner;

South 38° 26' 38" West, a distance of 91.22 feet to a point for corner;

South 60° 03' 07" West, a distance of 90.45 feet to a point for corner;

South 50° 57' 44" West, a distance of 66.31 feet to a point for corner;

South 80° 37' 24" West, a distance of 100.57 feet to a point for corner;

South 27° 22' 53" West, a distance of 45.85 feet to a point for corner in the eastern line of the called 7.00 acres as described in Volume 692, Page 698 of the Deed Records of Montgomery County marking the southwest corner of the herein described parcel;

THENCE, North 00° 38' 19" West, along the eastern line of the called 7.00 acres, passing at a distance of 25.00 feet a 5/8" iron rod set with plastic cap for reference, and continuing for a total distance of 292.03 feet to a 5/8" iron rod found for the northwest corner of the original called 23.679 acres, the southwest corner of the original called 25.12 acres, and marking an angle point in the western line of the herein described parcel;

THENCE, North 00° 34' 28" West, a distance of 878.48 feet along the eastern line of the called 7.00 acres to a Concrete Monument found for the northeast corner of the called 7.00 acres, the southeast corner of the called 26.00 acres, and marking an angle point in the western line of the herein described parcel;

THENCE, South 89° 01' 34" West, a distance of 480.17 feet along the northern line of the called 7.00 acres to a 5/8" iron rod set with plastic cap for the southeast terminus of Butera Road (60' R.O.W.), and marking an angle point in the western line of the herein described parcel;

THENCE, North 00° 47' 00" West, a distance of 40.00 feet along the eastern terminus of Butera Road to a 5/8" iron rod set with plastic cap marking the northwest corner of the herein described parcel;

THENCE, North 89° 01' 34" East, a distance of 483.22 feet over and across the called 26.00 acres to a 5/8" iron rod set with plastic cap in the western line of the called 25.12 acres marking an angle point in the northern line of the herein described parcel;

THENCE, North 82° 48' 06" East, a distance of 130.19 feet over and across the called 25.12 acres to a 5/8" iron rod set with plastic cap in the western line of the called 10.0968 acres also being out of the called 25.12 acres parent tract (previously conveyed), and marking the northeast corner of the herein described parcel;

THENCE, South 00° 34' 28" East, a distance of 397.61 feet along the western line of the called 10.0968 acres to a 5/8" iron rod set with plastic cap for the southwest corner of the called 10.0968 acres, and marking an angle point in the eastern line of the herein described parcel;

THENCE, South 88° 23' 41" East, a distance of 362.60 feet along the southern line of the called 10.0968 acres to a 5/8" iron rod set with plastic cap marking an angle point in the eastern line of the herein described parcel;

THENCE, South 39° 26' 27" East, a distance of 660.20 feet over and across the called 25.12 acres back to the **POINT OF BEGINNING** and containing 11.5468 acres of land.

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



David E. King, Sr.
King's Land Surveying Solutions, LLC
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