

C & C Surveying, Inc.

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Metes and Bounds

2.893 Acres

Gamble Dawson Survey, Abstract Number 177

Montgomery County, Texas

Being a 2.893 acre tract of land situated in the Gamble Dawson Survey, Abstract Number 177, of Montgomery County, Texas, and being all of a called 0.43 acre tract as described in deed recorded in Volume 920, Page 113, of the Deed Records of Montgomery County, Texas, and the remainder of a called 11.43 acres as described in deed recorded in Volume 720, Page 918, of said Deed Records; said 2.893 acres being more particularly as follows with all bearings based on the North right-of-way line of Wand Centra, 30 feet wide (undeveloped) according to the plat of INCINO ROYALE, a subdivision according to the map or plat thereof recorded in Cabinet A, Sheet 161, of the Map Records of Montgomery County, Texas;

BEGINNING at a 1/2 inch iron rod, found for the Northwest corner of the herein described tract, common with the upper Northwest corner of the 11.43 acres and the Northeast corner of a called 160.6 foot by 442.6 foot tract as described in deed recorded in Clerk's File Number 2002-108455, of the Real Property Records of Montgomery County, Texas, same being in the South right-of-way line of Heflin Street, 20 feet wide (undeveloped), and proceeding:

THENCE S 57°54'39"E, along the North line of the herein described tract, common with the North line of the 11.43 acres and the South right-of-way line of Heflin Street, at a distance of 185.86 feet, passing a 1/2 inch iron rod, found for the Northeast corner of the 11.43 acres and the Northwest corner of the 0.43 acre, and continuing a distance of 253.65 feet, in all, to a point for the Northeast corner of the herein described tract, common with the Northeast corner of the 0.43 acre and a corner of the Magnolia United Methodist Church tract, no deed of record found;

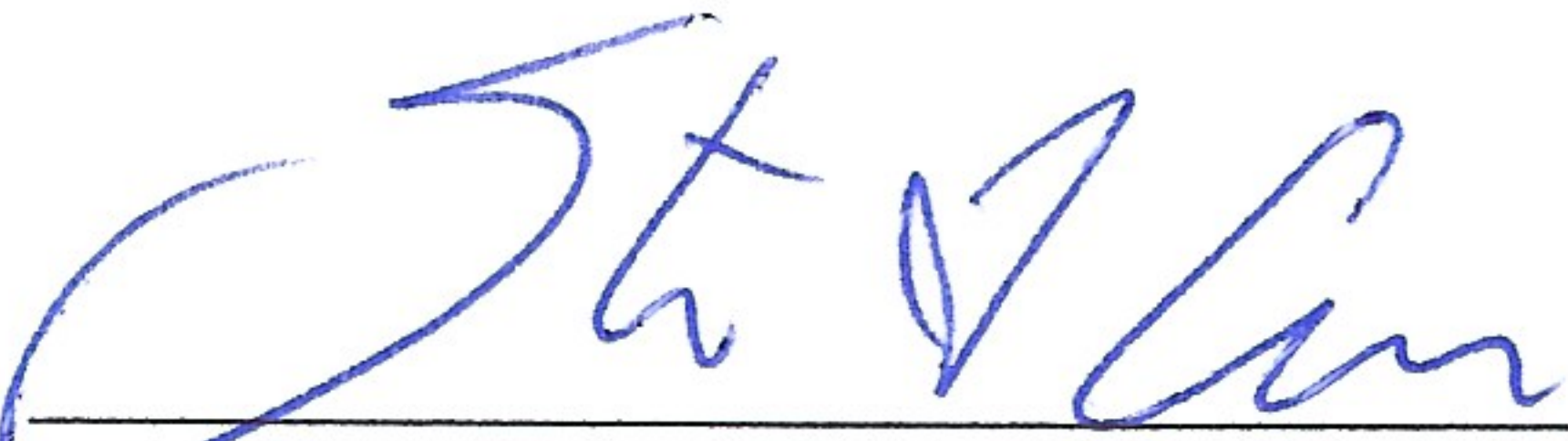
THENCE S 32°34'14"W, along the upper East line of the herein described tract, common with the East line of the 0.43 acre, and a West line of the Magnolia United Methodist Church tract, a distance of 251.18 feet, to a 1/2 inch iron rod, found for the upper Southeast corner of the herein described tract, common with the Southeast corner of said 0.43 acre and an interior corner of the Magnolia United Methodist Church tract;

THENCE N 57°47'48"W, along the upper South line of the herein described tract, common with the South line of the 0.43 acre and a North line of the Magnolia United Methodist Church tract, a distance of 81.90 feet, to a 1/2 inch iron rod, found for an interior corner of the herein described tract, common with the Southwest corner of the 0.43 acre and a corner of the Magnolia United Methodist Church tract, same being in the East line of the remainder of said 11.43 acres;

THENCE S 34°08'24"W, along the lower East line of the herein described tract, common with the East line of said remainder of the 11.43 acres and a West line of the Magnolia United Methodist Church tract, a distance of 358.28 feet, to an iron rod with survey cap, found for the lower Southeast corner of the herein described tract, same being in the North right-of-way line of Wanda Centra;

THENCE N 58°14'00"W, along the lower South line of the herein described tract, common with the North right-of-way line of Wand Centra and the North line of Lot 5 in Block 1 of INCINO ROYALE, severing the 11.43 acres, a distance of 170.25 feet, to a point for the Southwest corner of the herein described tract, common with an interior corner of the 11.43 acres and the Southeast corner of a called 40 foot by 174.5 foot tract as described in deed recorded in Clerk's File Number 2006-088721, of said Real Property Records;

THENCE N 33°21'03"E, along the West line of the herein described tract, common with the upper West line of the 11.43 acres, the East line of the 40 foot by 174.5 foot tract, the East line of a called 80 foot by 174.5 foot tract as described in deed recorded in Clerk's File Number 2015058350, the East line of a called 0.3542 acre as described in deed recorded in Clerk's File Number 8002393, both of said Real Property Records, and the East line of the 160.6 foot by 442.6 foot tract, a distance of 610.16 feet, back to the **POINT OF BEGINNING** and containing 2.893 acres of land.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141
24-0034
02/29/2024

