

C & C Surveying, Inc.

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Metes and Bounds

1.848 Acres

M. H. Short Survey, Abstract Number 509

Montgomery County, Texas

Being a 1.848 acre tract of land situated in the M. H. Short Survey, Abstract Number 509, of Montgomery County, Texas, and being all of a called 1.8470 acres as described in deed recorded in Clerk's File Number 2018090362, of the Real Property Records of Montgomery County, Texas; said 1.848 acres being more particularly described as follows with all bearings based upon a called 10.7018 acre tract recorded in Clerk's File Number 9553226 of the Real Property Records of Montgomery County, Texas;

BEGINNING at a 2 inch iron pipe, found for the Southeast corner of the herein described tract, common with the Northeast corner of a called 3.0 acre tract as described in deed recorded in Clerk's File Number 9300005 of said Real Property Records, same being on the West right-of-way line of Carol Road (60 foot right-of-way), and proceeding;

THENCE South 89 degrees 25 minutes 49 seconds West, (called South 89 degrees 28 minutes 15 seconds West), along the South line of the herein described tract, common with the North line of the called 3.0 acre tract, a distance of 411.08 feet (called 412.00 feet), to a 2 inch iron pipe, found for the Southwest corner of the herein described tract, common with the most southerly southeast corner of a called 10.7018 acre tract recorded in Clerk's File Number 9553226 of said Real Property Records and being on the North line of said 3.0 acres;

THENCE North 13 degrees 07 minutes 08 seconds West, (called North 12 degrees 59 minutes 43 seconds West), along the West line of the herein described tract, departing from the North line of said 3.0 acres, common with an East line of the 10.7018 acre tract, a distance of 200.58 feet (called 200.00 feet), to a 1 inch iron pipe, found for the Northwest corner of the herein described tract, being an interior corner of the called 10.7018 acre tract;

THENCE North 89 degrees 25 minutes 02 seconds East, (called North 89 degrees 28 minutes 15 seconds East), along the North line of the herein described tract, common with a South line of the called 10.7018 acre tract, a distance of 411.21 feet (call 412.00 feet), to a point for corner, from which a 2 inch iron pipe, found bears North 89 degrees 25 minutes 02 seconds East, a distance of 3.61 feet for reference, said point for corner being the Northeast corner of the herein described tract, common with the most Easterly Southeast corner of said 10.7018 acre tract and being on the West right-of-way line of the aforementioned Carol Road;

THENCE SOUTH 13 degrees 04 minutes 38 seconds East (called South 12 degrees 59 minutes 43 seconds East) along the East line of the herein described tract, common with the West right-of-way line of Carol Road a distance of 200.65 feet (called 200.00 feet), back to the **POINT OF BEGINNING** and containing 1.848 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated March 15, 2019.

Hugh W. Clarkson

Hugh W. Clarkson, Registered Professional Land Surveyor, Number 4113

19-0085
03/15/19

