

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460, Cleveland, Texas

FIELD NOTE DESCRIPTION

6.6509 ACRES

E. WRENTMORE SURVEY, ABSTRACT No.595
MONTGOMERY COUNTY, TEXAS

BEING a 6.6509 acre tract of land situated in the E. Wrentmore Survey, Abstract No. 575, Montgomery County, Texas and being all of that certain called 5.00 acre tract of land (Farm Tract Eighty-Three (83), Security Subdivision of the Map or Plat records in Volume 1, Page 21A of the Map records of Montgomery County, Texas) same being Tract One described in instrument to Amber Floyd et. al, recorded under Montgomery County Clerk's File No. 2004078389, of the Official Public Records of Montgomery County, Texas, also being all of that certain called 1.6656 acre tract being a portion of Lot 100 and Lot 109 of said Security Subdivision being Tract Two in said instrument to Amber Floyd et. al, of the Official Public Records of Montgomery County, Texas (OPRMC), said 6.6509 acre tract of land being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 5/8 inch iron rod situated in the apparent and occupied Northerly Right-of-Way line of State Highway 105 also being the Westerly Right-of-Way line of Twin Oaks Drive, same point being the most southwesterly corner of said 1.6656 acre tract of land (Controlling Monument);

THENCE North $03^{\circ}38'53''$ West, along and with the East line of said Twin Oaks Drive and West Line of said 1.6656 acre tract, a distance of 367.45 feet to a found 1/2 inch iron rod, for the Northwest corner of said 1.6656 acre tract and the Southwest corner of said Lot 83 situated in the said East right-of-way of Twin Oaks Drive and the herein described tract of land;

THENCE North $03^{\circ}02'53''$ West, along and with the East line of said Twin Oaks Drive and West Line of said Lot 83, a distance of 329.47 feet to a found 5/8 inch iron rod, for the Northwest corner of said Lot 83 and the Southwest corner of said Lot 74 situated in the said East right-of-way of Twin Oaks Drive and the herein described tract of land;

THENCE North $86^{\circ}36'40''$ East, leaving Twin Oaks Drive along and with the North line of said Lot 83 and South Line of Lot 74 described in instrument to Willem A. Coetzee under Montgomery County Clerk's File No. 2007101342, of the Official Public Records of Montgomery County, Texas (OPRMC), a distance of 658.31 feet to a found 5/8 inch iron rod, for the Northeast corner of said Lot 83 and the Southeast corner of said Lot 74 situated in the apparent and occupied West right-of-way line of Lawrence Creek Road and the herein described tract of land;

THENCE South $03^{\circ}05'46''$ East 329.85 feet, along and with a wire fence and the East Line of Said Lot 83 to a found 5/8inch iron rod for the Southeast corner of said Lot 83 and the most Easterly Southeast corner of the herein described tract and (controlling monument);

THENCE South $86^{\circ}36'33''$ West, along and with a fence line and the South line of said Lot 83 and the North line of a 1.4163 acre tract described in instrument to David E. Davis et, ux. Under Montgomery County Film Code No.735-01-2558 of the (OPRMC), a distance of 450.85 feet to a found 5/8 inch iron rod for the Northeast corner of said 1.6656 acre tract and the most westerly Southeast corner of the herein described tract of land;

THENCE South $00^{\circ}48'49''$ West 385.17 feet, along and with the East Line of Said 1.6656 acre tract and the West line of said Davis tract to a set 5/8inch iron rod situated on the said North right-of-way line of State Highway 105 for the Southeast corner of said 1.6656 acre tract same being the Southwest corner of said Davis tract and the most Southerly Southeast corner of the herein described tract;

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THENCE North 87°53'51" West, with the said North right-of-way of State Highway 105, a distance of 178.66 feet to the **POINT OF BEGINNING**.

CONTAINING a computed area of 6.6509 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730

16 October, 2020



