



“A LAND SURVEYING COMPANY”

BEING a 0.34 acre tract of land in the J.M. De La Garza Survey, Abstract 15, Montgomery County, Texas, being the same as a called 15,000 square foot tract as recorded under County Clerk's File No. 2023-001204, said 15,000 square foot tract being Lot 522, Block 43, Royal Forest Section 1 (unrecorded subdivision), Said 0.34 acre tract being more particularly described as follows, Bearings based on NAD. 83, Texas State Plane Central Zone:

BEGINNING at a 1” iron pipe found for the easterly corner of a called 0.688 acre tract (Lots 520 & 521, Block 43, Royal Forest Section 1) as recorded under County Clerk's file No. 2009-100110, also being the southerly corner of Lot 485, Block 43, Royal Forest Section 1 as recorded under County Clerk's File No. 2017-088631, also being the westerly corner of Lot 484, Block 43, Royal Forest Section 1 as recorded under County Clerk's File No. 2019-013671, and being the northerly corner of the herein described tract;

THENCE S 33° 31' 44" E, a distance of 100.06 feet, along the southwesterly line of said Lot 484, to a 1” iron pipe found for the southerly corner of Lot 484, also being the westerly corner of Lot 483, Block 43, Royal Forest Section 1 as recorded under County Clerk's File No. 2005-096754, also being the northerly corner of Lot 523, Block 43, Royal Forest Section 1 as recorded under County Clerk's File No. 9835950, and being the easterly corner of the herein described tract;

THENCE S 56° 29' 56" W, a distance of 150.13 feet, along the northwesterly line of said Lot 523, to a 5/8” iron rod found for the westerly corner of said Lot 523, also being along the northeasterly of Royal Springs Road (50 foot Right-Of-Way), and being the southerly corner of the herein described tract;

THENCE N 33° 25' 42" W, a distance of 100.00 feet, along the northeasterly line of Royal Spring Road, to a point for corner, from which a 5/8” iron rod found Southeast 0.30 feet, along the northeasterly line of Royal Springs Road, also being the southerly corner of said 0.688 acre tract, and being the westerly corner of the herein described tract;

THENCE N 56° 28' 40" E, a distance of 149.95 feet, along the southeasterly line of said 0.688 acre tract, to the **POINT OF BEGINNING**, and containing 0.34 acres of land, more or less.