

C & C Surveying, Inc.

Firm Number 10009400
33300 Egypt Lane, Suite F200
Magnolia, Texas 77354
Office: 281-259-4377 Metro: 281-356-5172

Metes and Bounds

2.387 Acres

**Being all of Lot 15 and a portion of Lot 16,
Block One, of Timber Switch Subdivision, Section 5,
as recorded in Cabinet "Z", Sheet 803 of the
Montgomery County Map Records
Montgomery County, Texas**

Being a 2.387 acre tract of land being all of Lot 15, and a portion of Lot 16, Block One, of Timber Switch Subdivision, as recorded in Cabinet "Z", Sheet 803 of the Montgomery County Map Records, Montgomery County, Texas, and said 2.387 acres being more particularly described as follows with all bearings based on the North line of said subdivision;

BEGINNING at an iron rod with survey cap, found for the Southeast corner of the herein described tract, common with the Southeast corner of said Lot 15, being the Southwest corner of Lot 14 of said subdivision, and being on the North right-of-way line of August Circle (60 foot right-of-way), and proceeding;

THENCE, North 89 degrees 31 minutes 34 seconds West, along the South line of the herein described tract, common with the South line of said Lot 15, and the South line of Lot 16, and being along the North right-of-way line of August Circle, a distance of 289.13 feet, to a point for the Southwest corner of the herein described tract;

THENCE, North 00 degrees 27 minutes 30 seconds East, along the West line of the herein described tract, severing Lot 16, a distance of 353.41 feet, to a point for the Northwest corner of the herein described tract, and being on the South right-of-way line of the Gulf Colorado & Santa Fe Railroad (100 foot right-of-way), as recorded in Volume 14, Page 348 of the Deed Records of Montgomery County;

THENCE, North 87 degrees 59 minutes 39 seconds East, along the North line of the herein described tract, common with the North line of Lot 16, and the North line of Lot 15, being along the South right-of-way line of said Gulf Colorado & Santa Fe Railroad, a distance of 289.28 feet, to an iron rod with survey cap, found the Northeast corner of the herein described tract, and being the Northwest corner of the aforementioned Lot 14;

THENCE, South 00 degrees 26 minutes 29 seconds West, along the East line of the herein described tract, common with the East line of Lot 15, and the West line of Lot 14, departing the South right-of-way line of said Gulf Colorado & Santa Fe Railroad, a distance of 365.93 feet, back to the **POINT OF BEGINNING** and containing 2.387 acres of land.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141

23-0234 2.387 acres

09/14/2023

