

HUMBLE SURVEYING COMPANY

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TBPELS Firm No. 10114600

LEGAL DESCRIPTION

6.06 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.06 ACRES SITUATED IN THE *ELLA B. WALKER SURVEY, ABSTRACT No. 701, MONTGOMERY COUNTY, TEXAS*, AND BEING OUT OF THE REMAINDER OF A CALLED 505.9773 ACRE TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) No. 8410090; SAID 6.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 5/8 inch iron rod with cap found in the southeast margin of Riverwalk Drive (100 foot R.O.W.) for the westerly corner of a called 0.88 acre tract as recorded in M.C.C.F. No. 2017001894, same being the northerly corner of Lot 2, Block 4 of Riverwalk, Section 4 as recorded in Cabinet Q, Sheets 101-104, Map Records Montgomery County, Texas;

THENCE South 41 degrees 51 minutes 09 seconds East, a distance of 299.73 feet (called South 38 degrees 17 minutes 59 seconds East) with the southwest line of said 0.88 acre tract and a called 0.42 acre tract as recorded in Montgomery County Clerk's File No. 2012124573, same being the northeast line of said Lot 2, Block 4 of said Riverwalk, Section 4 to a 5/8 inch iron rod found for the westerly corner of a 12.12 acre tract as recorded in M.C.C.F. No. 2019023879:

THENCE South 41 degrees 55 minutes 51 seconds East, a distance of 708.21 feet (called South 38 degrees 17 minutes 59 seconds East) with the northeast line of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7, Block 4 of said Riverwalk, Section 4 to a 5/8 inch iron rod found for an angle point of said 12.12 acre tract;

THENCE South 47 degrees 00 minutes 58 seconds East, a distance of 498.01 feet (called South 43 degrees 24 minutes 30 seconds East) with the northeast line of Lot 7, Lot 10 and Lot 11, Block 4 of said Riverwalk, Section 4 to a 5/8 inch rod found for an angle point of said 12.12 acre tract;

THENCE South 52 degrees 07 minutes 28 seconds East, a distance of 247.80 feet (called South 48 degrees 31 minutes 00 seconds East) with the northeast line of Lot 11 and Lot 12, Block 4 of said Riverwalk, Section 4 to a 5/8 inch iron rod found with cap for the southerly corner of said 12.12 acre tract, same being the westerly corner and **POINT OF BEGINNING** of this herein described tract, from which a found 5/8 inch iron rod with cap bears South 51 degrees 25 minutes East, a distance of 55.7 feet;

THENCE North 37 degrees 52 minutes 32 seconds East, a distance of 369.36 feet with the southeast line of said 12.12 acre tract to a 5/8 inch iron rod found in the southwest margin of F.M. Road No. 1314 (R.O.W. varies) for the easterly corner of said 12.12 acre tract, same being the northerly corner of this herein described tract, from which a found Texas Department of Transportation R.O.W. monument bears: North 51 degrees 01 minutes West, a distance of 114.7 feet;

THENCE with the southwest margin of said F.M. Road No. 1314 around a curve in a counterclockwise direction, having an arc distance of 59.18 feet, a radius of 5809.58 feet, and a chord of South 51 degrees 51 minutes 25 seconds East, a distance of 59.18 feet to a Texas Department of Transportation R.O.W. monument found for an angle point of this herein described tract;

THENCE South 52 degrees 06 minutes 33 seconds East, a distance of 157.03 feet (called South 52 degrees 06 minutes 33 seconds East, a distance of 156.77 feet) continuing with the southwest margin of said F.M. Road No. 1314 to a Texas Department of Transportation R.O.W. monument found for an interior corner of this herein described tract;

THENCE North 34 degrees 48 minutes 49 seconds East, a distance of 7.44 feet (called North 37 degrees 53 minutes 06 seconds East) continuing with the southwest margin of said F.M. Road No. 1314 to 5/8 inch iron rod found for a corner of this herein described tract;

THENCE South 52 degrees 16 minutes 08 seconds East, a distance of 455.16 feet (called South 52 degrees 08 minutes 36 seconds East) continuing with the southwest margin of said F.M. Road No. 1314 to a Texas Department of Transportation R.O.W. monument found for the northerly corner of a called 2.825 acre drainage easement as recorded in M.C.C.F. No. 9708140, same being the easterly corner of this herein described tract;

THENCE South 27 degrees 37 minutes 52 seconds West, a distance of 383.74 feet (called South 28 degrees 01 minutes 58 seconds West) with the northwest line of said 2.825 acre tract to a 5/8 inch iron rod with cap found for the most easterly corner of Lot 30, Block 4 of said Riverwalk, Section 4, same being the southerly corner of this herein described tract;

THENCE North 52 degrees 07 minutes 28 seconds West, a distance of 739.22 feet (called South 48 degrees 31 minutes 00 seconds East) with the northeast line of Lot 30, Lot 29, Lot 28 and Lot 12, Block 4 of said Riverwalk, Section 4 to the **POINT OF BEGINNING** and containing **6.06** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, July 20, 2021.



Louis W. Bergman, IV
R.P.L.S. No. 5815
21-280



