

  
**KLS**  
**KING'S LAND SURVEYING**  
**SOLUTIONS, LLC**  
*Professional Land Surveyors*

www.kingslandsurveying.com

*"We set the boundaries you need in life"*

METES AND BOUNDS  
2.52 ACRE PARCEL  
LOCATED IN THE  
S. DRURY SURVEY,  
ABSTRACT 183,  
MONTGOMERY COUNTY, TEXAS

Being a 2.52 acre parcel of land situated in the S. Drury Survey, Abstract 183, Montgomery County, Texas, and being out of a called 6.5717 acres as recorded in Montgomery County Clerk's File 9752524, with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set with plastic cap at the intersection of the northeastern right of way of FM 149 (80' R.O.W.) and the northwestern right of way of Forestry Road 237 (aka Osburn Road) (unknown R.O.W.) for the southwest corner of the original called 6.5717 acres, and marking the southwest corner of the herein described parcel;

**THENCE**, North 24° 19' 41" West, a distance of 292.56 feet along the northeastern right of way of FM 149 to a 5/8" iron rod set with plastic cap for the southwest corner of the 1.05 acres being out of the called 6.5717 acres (simultaneously conveyed), and marking the most western northwest corner of the herein described parcel;

**THENCE**, North 65° 40' 19" East, a distance of 138.74 feet along the southern line of the 1.05 acres to a 5/8" iron rod set with plastic cap for the southeast corner of the 1.05 acres, and marking an angle point in the western line of the herein described parcel;


**THENCE**, North 00° 00' 27" West, a distance of 195.50 feet along the eastern line of the 1.05 acres to a 5/8" iron rod set with plastic cap in the southern line of the 3.00 acres being out of the called 6.5717 acres (simultaneously conveyed) for the northeast corner of the 1.05 acres, and marking the most northern northwest corner of the herein described parcel;

**THENCE**, North 89° 59' 33" East, a distance of 212.78 feet along the southern line of the 3.00 acres to a 5/8" iron rod set with plastic cap in the western line of the called 307.60 acres as described under MCAD Tax ID R58414 (no record deed found) for the southeast corner of the 3.00 acres, and marking the northeast corner of the herein described parcel;

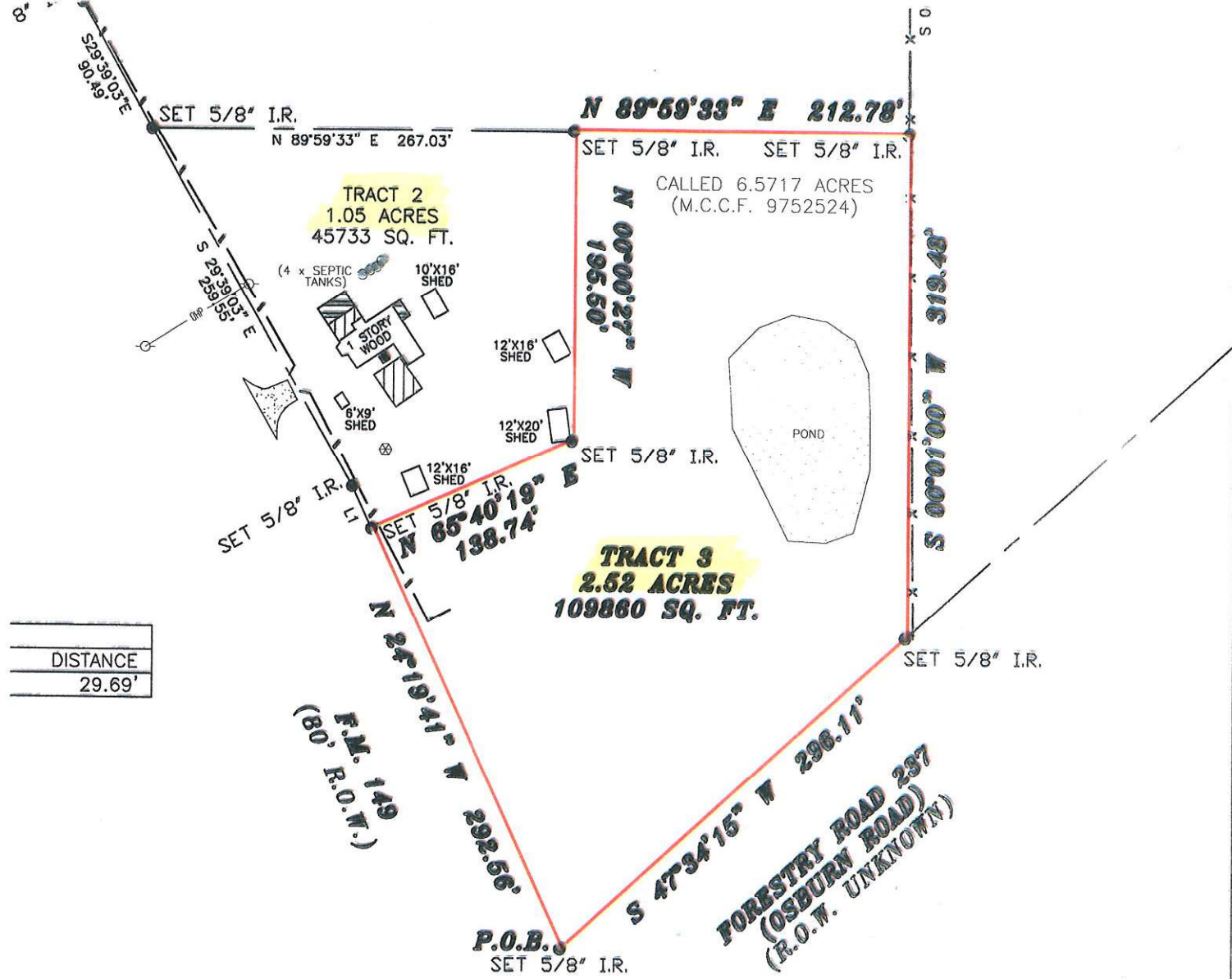
**THENCE**, South 00° 01' 00" West, a distance of 319.48 feet along the western line of the called 307.60 acres to a 5/8" iron rod set with plastic cap in the northwestern right of way of Forestry Road 237 for the southeast corner of the original 6.5717 acres, and marking the southeast corner of the herein described parcel;

**THENCE**, South 47° 34' 15" West, a distance of 296.11 feet along the northwestern right of way of Forestry Road 237 back to the **POINT OF BEGINNING** and containing 2.52 acres of land.

This metes and bounds description was made in conjunction with a survey plat.

  
David E. King, Sr.  
King's Land Surveying Solutions, LLC  
December 27, 2017  
Job Number 1712258  
Firm Number 10152100





DISTANCE
29.69'

NOTES:  
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT  
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS  
 ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES  
 BEARINGS BASED ON RECORDED DEED OF THE CALLED 6.5717 ACRES (M.C.C.F. 9752524)  
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS  
 THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO  
 ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

1" = 100'

<b>DESCRIPTION:</b>		BEING A 2.52 ACRE PARCEL OF LAND AND BEING OUT OF A CALLED 6.5717 ACRES		This lot <del>does not</del> appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4531660200G dated 08/18/2014			
<b>RECORDATION:</b>	<b>COUNTY:</b>	<b>ST.:</b>	<b>ABSTRACT:</b>				
M.C.C.F. 9752524	MONTGOMERY	TX	S. DRURY, A-183				
<b>RECORD OWNER:</b>		<b>TITLE COMPANY:</b>					
ROBERT LEE KING				<b>JOB #:</b>			
<b>ADDRESS:</b> 22296 FM 149 MONTGOMERY, TX 77356				1712258 TRACT 3			
<b>FIELD WORK:</b>			I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.				
<b>DRAFTED BY:</b>					<b>FIRM NO.:</b>		
<b>CHECKED BY:</b>					10152100		
<b>G.F. NUMBER</b>							

) POWER FENCE  
 ) RE FENCE  
 CE  
 APPRAISAL DISTRICT  
 CLERK'S FILE

**KLSS**  
 KING'S LAND SURVEYING SOLUTIONS, LLC  
 Professional Land Surveyors  
 315 GENTRY STREET #25 SPRING, TX 77373 (281)250-6003

  
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METES AND BOUNDS  
1.05 ACRE PARCEL  
LOCATED IN THE  
S. DRURY SURVEY,  
ABSTRACT 183,  
MONTGOMERY COUNTY, TEXAS

Being a 1.05 acre parcel of land situated in the S. Drury Survey, Abstract 183, Montgomery County, Texas, and being out of a called 6.5717 acres as recorded in Montgomery County Clerk's File 9752524, with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set with plastic cap in the northeastern right of way of FM 149 for the most western northwest corner of the 2.52 acres being out of the called 6.5717 acres (simultaneously conveyed), and marking the southwest corner of the herein described parcel, from which a 5/8" iron rod set with plastic cap bears South 24° 19' 41" East, a distance of 292.56 feet at the intersection of the northwestern right of way of Forestry Road 237 (aka Osburn Road) (R.O.W. unknown) for the southwest corner of the original called 6.5717, and the southwest corner of the 2.52 acres;

**THENCE**, North 24° 19' 41" West, a distance of 29.69 feet along the northeastern right of way of FM 149 to a 5/8" iron rod set with plastic cap marking an angle point in the southwestern line of the herein described parcel;

**THENCE**, North 29° 39' 03" West, a distance of 259.55 feet along the northeastern right of way of FM 149 to a 5/8" iron rod set with plastic cap for the southwest corner of the 3.00 acres being out of the called 6.5717 acres (simultaneously conveyed), and marking the northwest corner of the herein described parcel;

**THENCE**, North 89° 59' 33" East, a distance of 267.03 feet along the southern line of the 3.00 acres to a 5/8" iron rod set with plastic cap for the most northern northwest corner of the 2.52 acres, and marking the northeast corner of the herein described parcel;

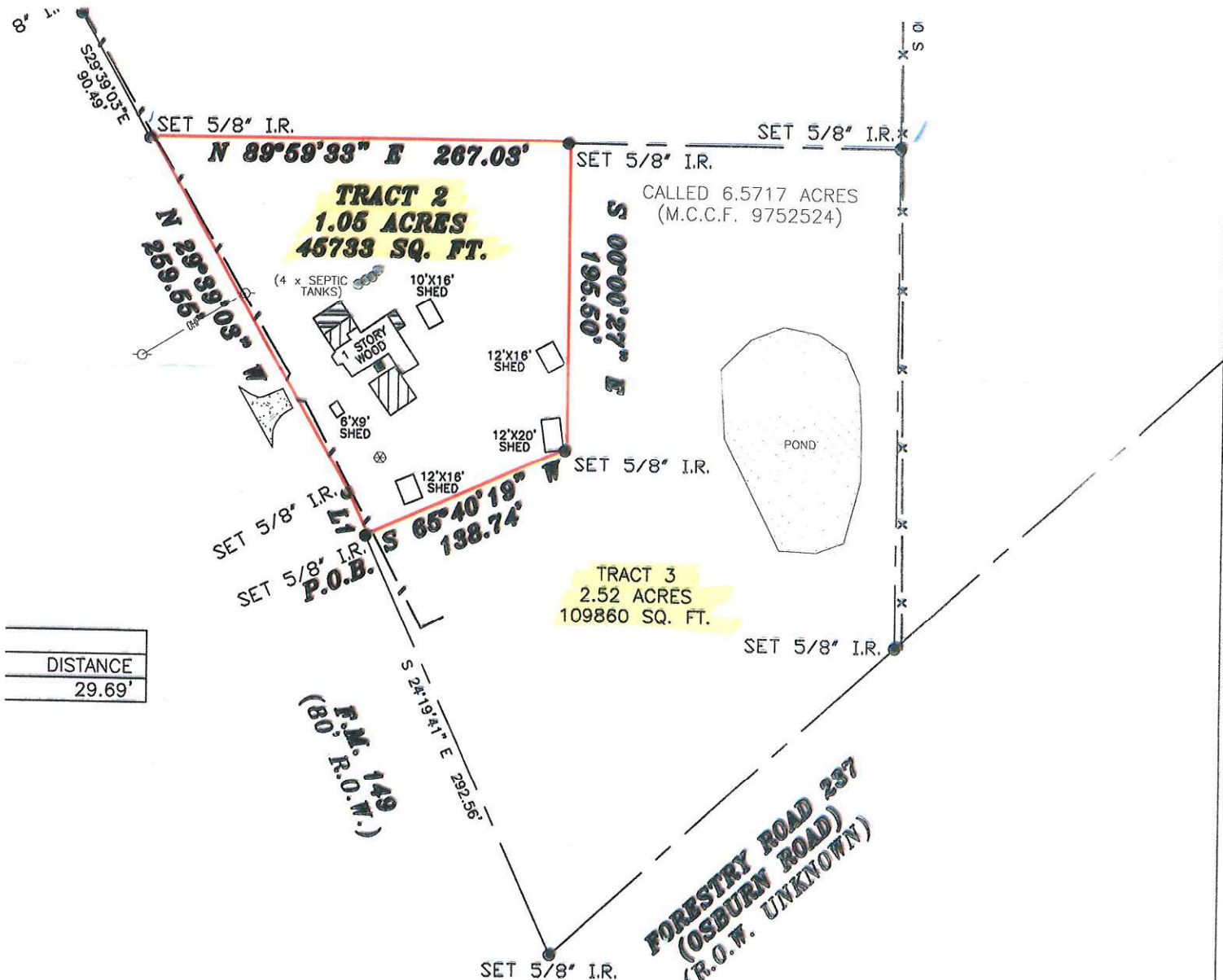
**THENCE**, South 00° 00' 27" East, a distance of 195.50 feet along the western line of the 2.52 acres to a 5/8" iron rod set with plastic cap marking the southeast corner of the herein described parcel;

**THENCE**, South 65° 40' 19" West, a distance of 138.74 feet along the western line of the 2.52 acres back to the **POINT OF BEGINNING** and containing 1.05 acres of land.

This metes and bounds description was made in conjunction with a survey plat.

*DELCK*  
David E. King, Sr.  
King's Land Surveying Solutions, LLC  
December 27, 2017  
Job Number 1712258  
Firm Number 10152100





DISTANCE
29.69'

NOTES:  
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1" = 100'

<b>DESCRIPTION:</b> BEING A 1.05 ACRE PARCEL OF LAND AND BEING OUT OF A CALLED 6.5717 ACRES				This lot <del>does not</del> appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 453300200G dated 08/18/2016
<b>RECORDATION:</b> M.C.C.F. 9752524	<b>COUNTY:</b> MONTGOMERY	<b>ST:</b> TX	<b>ABSTRACT:</b> S. DRURY, A-183	
<b>RECORD OWNER:</b> ROBERT LEE KING		<b>TITLE COMPANY:</b>		<b>JOB #:</b> 1712258 TRACT 2
<b>ADDRESS:</b> 22296 FM 149 MONTGOMERY, TX 77356				
<b>FIELD WORK:</b> TG		<b>FIRM NO.:</b> 10152100	I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.	
<b>DRAFTED BY:</b> DK, JR (12/22/2017)				
<b>CHECKED BY:</b> DK, SR				
<b>G.F. NUMBER</b>				

AP

POWER  
 FENCE  
 WIRE FENCE  
 CE  
 APPRAISAL DISTRICT  
 CLERK'S FILE