

# *C & C Surveying, Inc.*

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Magnolia, Texas 77354  
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## **Metes and Bounds**

### **9.683 Acres**

### **Simon Jones Survey, Abstract Number 296**

### **Montgomery County, Texas**

*Being a 9.683 acre tract of land situated in the Simon Jones Survey, Abstract Number 296, of Montgomery County, Texas, being out of a called 10.73 acre tract as recorded in Clerk's File Number 9835644 of the Real Property Records of Montgomery County, Texas, and all bearings are based upon said deed;*

BEGINNING at a 5/8 inch iron rod, found for the most Northerly Northeast corner of the herein described tract, common with the most Northerly Northeast corner of said called 10.73 acre tract, being the Northwest corner of a called 1.1 acre tract, as recorded in Clerks' File Number 2008-095469 of the Real Property Records of Montgomery County, and being on the Southeast right-of-way line of F. M. Highway 1488 (variable width), and proceeding:

THENCE, South 00 degrees 40 minutes 08 seconds West (called South), along the most Westerly East line of the herein described tract, common with the most Westerly East line of said called 10.73 acre tract, and being the West line of said called 1.1 acre tract, departing from F. M. Highway 1488, a distance of 301.90 feet, (called 300.00 feet), to a point for an interior corner of the herein described tract, being the Southwest corner of said called 1.1 acre tract;

THENCE, North 89 degrees 35 minutes 05 seconds East (called East), along the most Southerly North line of the herein described tract, common with the South line of said called 1.1 acre tract, a distance of 149.60 feet (called 146.5 feet), to a point for the most Southerly Northeast corner of the herein described tract, being the most Southerly Northeast corner of said called 10.73 acre tract, also being on the West line of a called 30 foot wide Access Easement, as recorded in Clerk's File Number 8946526 of the Real Property Records of Montgomery County, and being on the common line of said Simon Jones Survey and the Cyrus Wickson Survey, Abstract 601;

THENCE, South 00 degrees 40 minutes 08 seconds West (called South), along the most Easterly East line of the herein described tract, common with the most Easterly East line of said called 10.73 acre tract, being the West line of said called 30 foot Access Easement, also being the West line of a called 1.500 acre tract, as recorded in Clerk's File Number 2010-077227 of the Real Property Records of Montgomery County, being the West line of a called 7.0292 acre tract, as recorded in Clerk's File Number 2023-083740 of the Real Property Records of Montgomery County, being the West line of the remainder of a called 40.3721 acre tract, as recorded in Clerk's File Number 2022-129501 of the Real Property Records of Montgomery County, and being on said Survey common line, at a distance of 959.45 feet, passing an iron rod with survey cap, set for reference, in all a total distance of 982.02 feet (called 985.8 feet), to a point for the Southeast corner of the herein described tract, and being in the center of a creek;

THENCE, following the center of said creek along the following Sixteen (16) courses and distances;

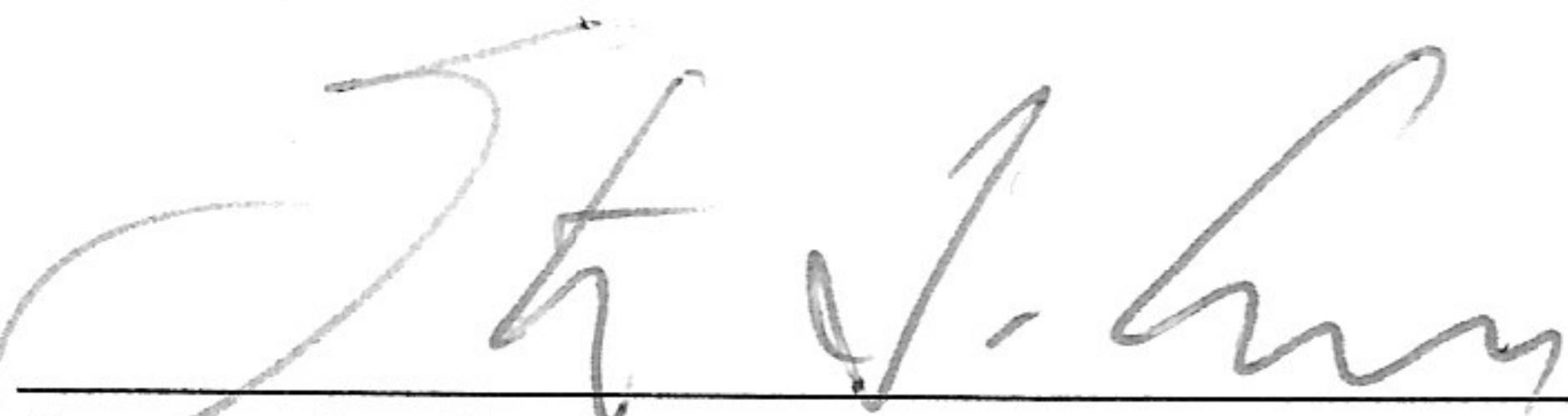


- 1) North 52 degrees 00 minutes 21 seconds West, 56.73 feet,
- 2) North 44 degrees 09 minutes 21 seconds West, 99.91 feet,
- 3) North 11 degrees 23 minutes 45 seconds East, 51.46 feet,
- 4) North 04 degrees 24 minutes 19 seconds East, 60.12 feet,
- 5) North 19 degrees 35 minutes 03 seconds East, 19.76 feet,
- 6) North 50 degrees 54 minutes 48 seconds West, 76.11 feet,
- 7) North 67 degrees 51 minutes 09 seconds West, 71.12 feet,
- 8) North 41 degrees 37 minutes 59 seconds West, 55.00 feet,
- 9) North 12 degrees 24 minutes 38 seconds East, 33.62 feet,
- 10) North 27 degrees 54 minutes 14 seconds West, 26.07 feet,
- 11) North 46 degrees 38 minutes 12 seconds West, 31.45 feet,
- 12) North 25 degrees 38 minutes 39 seconds West, 19.34 feet,
- 13) North 58 degrees 24 minutes 22 seconds West, 20.50 feet,
- 14) North 61 degrees 56 minutes 23 seconds West, 61.67 feet,
- 15) South 76 degrees 35 minutes 47 seconds West, 20.02 feet,
- 16) North 63 degrees 30 minutes 22 seconds West, 68.84 feet, to a point for the

Southwest corner of the herein described tract, and being the Southeast corner of a called 2.485 acre tract, as recorded in Clerk's File Number 9860113 of the Real Property Records of Montgomery County;

THENCE, North 12 degrees 54 minutes 47 seconds West, along the West line of the herein described tract, common with the East line of said called 2.485 acre tract, at a distance of 12.94 feet, passing a fence post, found for reference, in all a total distance of 613.90 feet, to a 3/4 inch iron rod, found for the Northwest corner of the herein described tract, being the Northeast corner of said called 2.485 acre tract, and being on the Southeast right-of-way line of the aforementioned F. M. Highway 1488;

THENCE, North 68 degrees 54 minutes 00 seconds East, along the Northwest line of the herein described tract, common with the Northwest line of said called 10.73 acre tract, and the Southeast right-of-way line of F. M. Highway 1488, a distance of 478.21 feet (called 466 feet), back to the **POINT OF BEGINNING** and containing 9.683 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated May 16, 2025.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141  
25-0048  
05/16/2025

