



Called 10.000 Acres
FC No. 617-04823.
RPRMCT.

SPRING CREEK FOREST
SEC. 3, BLK. II
(UNRECORDED SUBDIVISION)

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Metes and Bounds

10.002 Acres

James Brown Survey, Abstract Number 78 Montgomery County, Texas

Being a 10.002 acre tract of land situated in the James Brown Survey, Abstract Number 78, of Montgomery County, Texas, and being the same land called 10.000 acres, described in deed recorded in Film Code Number 370-10-0956, of the Real Property Records of Montgomery County, Texas; said 10.002 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 1/2 inch iron rod, found for the Northwest corner of the herein described tract, common with the Southwest corner of a called 10.000 acres, described in deed recorded in Film Code Number 617-01-1823, of said Real Property Records, same being in the East right-of-way line of Clint Neidgk Road, and proceeding;

THENCE N 88°46'27"E, a distance of 1219.41 feet, (Deed - 1219.43 feet), along the North line of the herein described tract, common with the South line of the 10.000 acres, to a 1/2 inch iron rod, found for the Northeast corner of the herein described tract, common with the Southeast corner of the 10.000 acres, same being in the West line of a called 3.951 acres, described in deed recorded in Film Code Number 595-01-0269, of said Real Property Records;

THENCE S 01°13'51"E, a distance of 354.31 feet, (Deed - S 01°13'33" E, 354.53 feet), along the East line of the herein described tract, common with the West line of the 3.951 acres, to a 1/2 inch iron rod, found for the Southeast corner of the herein described tract, common with the Southwest corner of the 3.951 acres, the Northwest corner of Lot 5, Block 11, of SPRING CREEK FOREST, an unrecorded subdivision, described in deed recorded in Film Code Number 305-00-02450, of said Real Property Records, and the Northeast corner of a tract of land known as Lots 6, 7 and 8, Block 11, of said subdivision, described in deed recorded in Film Code Number 215-00-0570, of said Real Property Records;

THENCE S 88°35'44"W, a distance of 468.53 feet, (Deed - S 88°37'22" W, 460.48 feet), along the South line of the herein described tract, common with the North line of said Lots 6, 7 and 8, and the North line of a tract of land known as Lots 9, 10 and 11, Block 11, of said subdivision, described in deed recorded in Clerk's File Number 7614821, of the Real Property Records of Montgomery County, Texas, to a 1/2 inch iron rod, found for an angle point of the herein described tract;

THENCE S 88°15'21"W, a distance of 500.76 feet, (Deed - S 88°16'25" W, 500.68 feet), continuing along the South line of the herein described tract, common with the North line of said Lots 10 and 11, the North line of a tract of land known as Lots 12, 13 and 14, Block 11, of said subdivision, described in deed recorded in Film Code Number 298-00-1026, of said Real Property Records, and the North line of a tract of land known as Lots 15 and 16, Block 11, of said subdivision, described in deed recorded in Film Code Number 964-01-0831, of said Real Property Records, to a 2 inch iron pipe, found for an angle point of the herein described tract;

THENCE S 88°03'43"W, a distance of 247.73 feet, (Deed - S 88°04'02" W, 247.47 feet), continuing along the South line of the herein described tract, common with the North line of said Lots 15 and 16, and the North line of Lot 17, Block 11, of said subdivision, described in deed recorded in Film Code Number 336-00-0619, of said Real Property Records, to a 1/2 inch iron rod, found for the Southwest corner of the herein described tract, common with the Northwest corner of said Lot 17, same being in the East right-of-way line of Clint Neidgk Road;

THENCE N 01°36'48"W, a distance of 363.38 feet, (Deed - N 01°40'18" W, 363.20 feet), along the West line of the herein described tract, common with the East right-of-way line of Clint Neidgk Road, back to the **POINT OF BEGINNING** and containing 10.002 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 28, 2005.



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

05-0720
10/28/05

