

County: Montgomery
Project: 20500 Eva St Montgomery 12 Acre
M&B No: 25-083(r)
CS Job No: 24222

METES AND BOUNDS DESCRIPTION OF A 12.148 ACRE TRACT

Being a tract of land containing 12.148 acres, located in the John Corner Survey, Abstract Number 9, in Montgomery County, Texas; Said 12.148 acres being out of the remainder of a called 84.10 acre tract of land recorded in the name of Mara Moja Holdings, LLC in Montgomery County Clerk's File (M.C.C.F.) Number 2004110206 and being out of Restricted Reserve "B" of Minor Replat of Mara Mojaville, a subdivision recorded in Cabinet "Z", Sheet 1624, of the Montgomery County Map Records (M.C.M.R.); Said 12.148 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING, at a 5/8-inch iron rod found at the north corner of Restricted Reserve "A" of said Minor Replat of Mara Mojaville, on the southeast Right-of-Way (R.O.W.) line of C.B. Stewart Drive (width varies per Cabinet "Y", Sheet 51, of the M.C.M.R.), for the most westerly corner of the herein described tract;

THENCE, with the southeast R.O.W. line of said C.B. Stewart Drive, the following three (3) courses:

1. 205.87 feet along the arc of a curve to the right, having a radius of 610.00 feet, a central angle of 19° 20' 11", and a chord that bears North 38° 16' 00" East, a distance of 204.89 feet to a 5/8-inch iron rod found at a point of tangency;
2. North 47° 56' 06" East, a distance of 396.03 feet to a 5/8-inch iron rod found at an angle point;
3. North 54° 32' 00" East, a distance of 71.22 feet to a 5/8-inch iron rod found at the west end of a transition line from the southeast R.O.W. line of said C.B. Stewart Drive to the southwest R.O.W. line of Buffalo Springs Drive (width varies per Cabinet "Y", Sheet 51, of the M.C.M.R.), for the westerly north corner of the herein described tract;

THENCE, South 89° 13' 47" East, with said transition line, a distance of 16.46 feet to a 5/8-inch iron rod found at the east end of said transition line, for the easterly north corner of the herein described tract;

THENCE, with the southwest R.O.W. line of said Buffalo Springs Drive, the following three (3) courses:

1. South $52^{\circ} 59' 33''$ East, a distance of 95.45 feet to a 5/8-inch iron rod found at an angle point;
2. South $47^{\circ} 27' 18''$ East, a distance of 545.16 feet to a 5/8-inch iron rod found at the beginning of a curve to the right;
3. 87.66 feet along the arc of said curve to the right, having a radius of 710.00 feet, a central angle of $07^{\circ} 04' 26''$, and a chord that bears South $43^{\circ} 55' 06''$ East, a distance of 87.60 feet to a 5/8-inch capped iron rod set for the most easterly corner of the herein described tract;

THENCE, through and across said remainder tract, the following four (4) courses:

1. South $87^{\circ} 35' 42''$ West, a distance of 133.48 feet to a 5/8-inch capped iron rod set at the beginning of a curve to the left;
2. 45.27 feet along the arc of said curve to the left, having a radius of 30.00 feet, a central angle of $86^{\circ} 27' 26''$, and a chord that bears South $44^{\circ} 54' 53''$ West, a distance of 41.09 feet to a 5/8-inch capped iron rod set at a point of tangency;
3. South $00^{\circ} 41' 22''$ East, a distance of 333.33 feet to a 5/8-inch capped iron rod set for the southeast corner of the herein described tract;
4. North $89^{\circ} 19' 38''$ West, at a distance of 445.76 feet pass the east line of said Restricted Reserve "B", continuing through and across said Restricted Reserve "B" a total distance of 620.73 feet to a 5/8-inch capped iron rod set for the southwest corner of the herein described tract;

THENCE, continuing through and across said Restricted Reserve "B", the following two (2) courses:

1. North $04^{\circ} 42' 11''$ West, a distance of 72.55 feet to a 5/8-inch capped iron rod set for an angle point;
2. North $34^{\circ} 33' 56''$ West, a distance of 140.83 feet to a 5/8-inch capped iron rod set on a northerly west line of said Restricted Reserve "B" and on the east line of said Restricted Reserve "A";

THENCE, North 02° 13' 14" West, with a line common to said Restricted Reserves "A" and "B", a distance of 106.54 feet to a 5/8-inch iron rod found at the northerly northwest corner of said Restricted Reserve "B" and the northeast corner of said Restricted Reserve "A";

THENCE, North 61° 57' 37" West, with the north line of said Restricted Reserve "A", a distance of 186.90 feet to the **POINT OF BEGINNING** and containing 12.148 acres of land.

An ALTA/NSPS Land Title Survey of the herein described tract was prepared in conjunction with and accompanies this description.

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