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# C & G LAND SURVEYORS

November 10, 2016

## METES AND BOUNDS DESCRIPTION

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BEING 3.542 acres of land in the William Rankin Survey, A-30 Montgomery County, Texas, and being out of a called 81.303 acre tract described in deed to Shannon Thornton recorded under film code #872-10-1917 of the Real Property Records of Montgomery County, Texas (RPRMCT), said 3.542 acres being more particularly described as follows:

BEGINNING at the northeast corner of said 81.303 acres in the center-line of the Old Montgomery Dobbin Road; also the south line of Dane Stewart, Trustee 142.2770 acres described in deed recorded under Clerk's File #2001-037602 RPRMCT, from whence a bridge spike found at a fence corner post bears S.19°48'00"E., 30.23 feet for the northwest corner of the Edgar R. Giesinger 275.50 acre tract described in deed recorded in Volume 1024, Page 53 of Montgomery County Deed Records (MCDR);

THENCE S.19°48'00"E., (Call S.19°48'E., 1232.8') along the upper east line of said 81.303 acres and the upper west line of said 275.50 acres for a distance of 1232.43 feet to a ¼" iron pipe found marking the upper southeast corner of said 81.303 acres and an inside corner of said 275.50 acres;

THENCE S.82°33'36"W., (Call S.82°43'W., 1335.0') along the lower north line of said 275.50 acres and the upper south line of said 81.303 acres for a distance of 265.00 feet to a ½" capped iron rod set for the southwest corner of herein described tract;

THENCE across said 81.303 acres as follows:

N.12°59'17"W., 280.00 feet to a capped ½" iron rod set for an angle point;

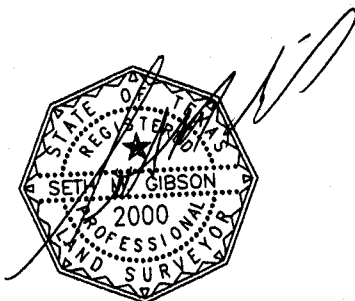
N.76°27'32"E., 176.70 feet to a capped ½" iron rod set for an angle point;

N.19°48'00"W., 600.00 feet to a capped ½" iron rod set for an angle point;

N.55°57'09"W., 389.86 feet to a Mag. Nail and Disc set for the northwest corner of herein described tract in the north line of said 81.303 acres and the south line of said 142.2770 acres, also the center-line of said Old Montgomery Dobbin Road;

THENCE N.69°45'36"E., along the north line of said 81.303 acres, the south line of said 142.2770 acres and the center-line of said Old Montgomery Dobbin Road for a distance of 280.00 feet to the POINT OF BEGINNING and containing 3.542 acres of land.

This description is based on a boundary survey and plat prepared by C & G Land Surveyors this date to which further reference is hereby made for additional information on this project.  
13-542 Acre Thornton Tract



11-10-2016