

Metes & Bounds Property Description

Tract 1

A tract of land containing 5.000 Acres out of Reserve "A" of Glenwood Estates according to the map or plat thereof recorded in Cabinet D, Sheet 9A of the Map Records of Montgomery County, Texas (M.R.M.C.R.T.), being the same tract recorded in the name of Joseph Pegram under Document No. 2020070408 (Tract 1) of the Real Property Records of Montgomery County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Cabinet D, Sheet 9A of the M.R.M.C.R.T.),

COMMENCING at a 1/2 Inch iron rod with a "PRECISION" cap found on the line of a cul-de-sac at the end of Bentley Drive;

THENCE, SOUTH $87^{\circ} 57' 53''$ WEST, with the north line of Lot 83 a distance of 100.01 Feet to a 1/2 Inch iron rod found;

THENCE, NORTH 39° 06' 38" WEST, with the northeast lines of Lots 74 & 73, a distance of 234.27 Feet to a 1/2 Inch iron rod with a "PRECISION" cap found at the south corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 39° 06' 38" WEST, with the northeast line of Lot 72, a distance of **409.95 Feet** to a point at the southwest corner of this tract;

THENCE, NORTH 10° 05' 24" EAST, with the east line of Lot 70, a distance of **456.92 Feet** to a point at Clear Creek being the northwest corner of this tract;

THENCE, with said Clear Creek, being the south lines of Clear Creek Forest, Section 1 in Cabinet C. Sheet 6 of the M.R.M.C.R.T. the following seven (7) courses:

1. **NORTH 70° 57' 11" EAST**, a distance of **102.90 Feet** to a point at a corner of this tract;
2. **SOUTH 63° 20' 08" EAST**, a distance of **95.99 Feet** to a point at a corner of this tract;
3. **SOUTH 12° 19' 07" EAST**, a distance of **42.42 Feet** to a point at a corner of this tract;
4. **SOUTH 67° 30' 22" EAST**, a distance of **63.33 Feet** to a point at a corner of this tract;
5. **NORTH 64° 01' 19" EAST**, a distance of **73.95 Feet** to a point at a corner of this tract;
6. **SOUTH 84° 53' 00" EAST**, a distance of **67.35 Feet** to a point at a corner of this tract;
7. **SOUTH 41° 45' 28" EAST**, a distance of **8.40 Feet** to a point at the northeast corner of this tract;

THENCE, **SOUTH 16° 30' 10" WEST**, across and through the aforementioned Reserve "A", being an east line of the remainder of a tract recorded in the name of R.V. King under Document No. 9153691 of the R.P.R.M.C.T., a distance of **743.53 Feet** to the POINT OF BEGINNING and containing 5.000 Acre of land.

Tract 2
30 Foot wide access easement

A tract of land containing 0.2292 Acre (9,984 Square Feet) out of Reserve "A" of Glenwood Estates according to the map or plat thereof recorded in Cabinet D, Sheet 9A of the Map Records of Montgomery County, Texas (M.R.M.C.R.T.), being the same tract recorded in the name of Joseph Pegram under Document No. 2020070408 (Tract 2) of the Real Property Records of Montgomery County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Cabinet D, Sheet 9A of the M.R.M.C.R.T.),

BEGINNING at a 1/2 Inch iron rod with a "PRECISION" cap found on the line of a cul-de-sac at the end of Bentley Drive, being the southeast corner of this tract;

THENCE, **SOUTH 87° 57' 53" WEST**, with the north line of Lot 83 a distance of **100.01 Feet** to a 1/2 Inch iron rod found at the southwest corner of this tract;

THENCE, **NORTH 39° 06' 38" WEST**, with the northeast lines of Lots 74 & 73, a distance of **234.27 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap found at the northwest corner of this tract;

THENCE, across and through the aforementioned Reserve "A" the following three (3) courses:

1. **NORTH 16° 30' 10" EAST**, a distance of **36.35 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap found at the north corner of this tract;
2. **SOUTH 39° 06' 38" EAST**, a distance of **239.87 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at a corner of this tract;
3. **NORTH 87° 57' 53" EAST**, a distance of **95.07 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set on the aforementioned line of a cul-de-sac at the end of Bentley Drive at the northeast corner of this tract;

THENCE, with said cul-de-sac line, in a southwesterly direction with the arc of a curve to the right, having a radius of **50.00 Feet**, an arc length of **32.17 Feet**, a central angle of **36° 51' 51"**, a chord bearing of **SOUTH 16° 23' 41" WEST**, and a chord distance of **31.62 Feet** to the POINT OF BEGINNING and containing 0.2292 Acre of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
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