

**Tract C-1, 0.750 Acre (32,670 Square Feet)
Solomon Brown Survey, Abstract Number 5
Montgomery County, Texas**

BEING a 0.750 acre (32,670 Sq. Ft) tract of land situated in the Solomon Brown Survey, A-5, being out of and a part of that called 23.68 acre tract called TRACT ONE conveyed to Arvard Harvey Coe by instrument recorded at DOC #2020106485, Official Public Records Of Montgomery County, Texas (O.P.R.M.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found with the east line of said 23.68 acres tract marking the common west corner of that tract conveyed to Adam H. and Erin K Robinson by instrument recorded at DOC #2020063255, O.P.R.M.C.T. and that tract conveyed to John E. and Cynthia M. Vargas by instrument recorded at DOC #2022041648, O.P.R.M.C.T.;

THENCE, South 02°07'51" East, 242.45 feet with the west line of said Vargas tract and the east line of said 23.68 acres tract to a found 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking an angle point in same;

THENCE, South 02°13'51" East, 34.40 feet with said east line to a 5/8-inch iron rod with cap stamped "RRR SURVEYING" set with same and marking the northeast corner of Partition Tract C-4 (unrecorded);

THENCE, South 87°31'09" West, 258.55 feet crossing said 23.68 acres tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the northeast corner of the herein described tract and the **POINT OF BEGINNING**.

THENCE, South 02°09'51" East, 119.27 feet crossing said 23.68 acres tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the southeast corner of the herein described tract;

THENCE, South 87°31'09" West, 273.91 feet crossing said 23.68 acres tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the southwest corner of the herein described tract;

THENCE, North 02°09'51" West, 119.27 feet crossing said 23.68 acres tract to a set 5/8-inch iron rod with cap stamped "RRR SURVEYING" marking the northwest corner of the herein described tract;

THENCE, North 87°31'09" East, 273.91 feet crossing said 23.68 acres tract to the **POINT OF BEGINNING** and **CONTAINING** 0.750 Acre (32,670 Sq. Ft) of land.



Job No.: 2025024-05

Date: April 1, 2026