

FIELD NOTE DESCRIPTION  
A PORTION OF LOT 24, BLOCK I  
RIVERSHIRE, SECTION I  
MONTGOMERY COUNTY, TEXAS

BEING A PORTION OF LOT 24, BLOCK I, RIVERSHIRE, SECTION I, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 65 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD IN THE CUL DE SAC RADIUS (50' RADIUS) OF CAMBRIDGE CIRCLE FOR THE SOUTHERLY CORNER OF LOT 24 AND WESTERLY CORNER OF LOT 23, BLOCK I, RIVERSHIRE SECTION I;

THENCE NORTHWESTERLY WITH SAID CUL DE SAC RADIUS OF CAMBRIDGE CIRCLE AN ARC LENGTH OF 45.66 FEET (CHORD BEARING NORTH 56° 54' 02" WEST 44.09 FEET) TO A SPIKE FOR CORNER, THE APPARENT AGREED CORNER OF LOTS 24 AND 25 AS SET OUT IN BOUNDARY LINE AGREEMENT RECORDED UNDER CLERK'S FILE No. 2000-076207 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE DEPARTING CAMBRIDGE CIRCLE WITH SAID AGREED BOUNDARY LINE NORH 05° 14' 20" EAST 116.69 FEET TO A 1/2 INCH IRON ROD FOR CORNER, IN THE ORIGINAL NORTHERLY LINE OF LOT 24, COMMON TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GLADSTELL ROAD;

THENCE WITH THE NORTHERLY LINE OF LOT 24 COMMON TO GLADSTELL ROAD NORTH 74° 01' 25" EAST 126.76 FEET TO A POINT IN A 50 FOOT WIDE DRAINAGE EASEMENT AS DESIGNATED ON SAID PLAT OF RIVERSHIRE, SECTION I;

THENCE WITH THE WESTERLY LINE OF SAID 50 FOOT DRAINAGE EASEMENT SOUTH 00° 55' 16" EAST 117.25 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF LOT 24 AND NORTHERLY CORNER OF LOT 23;

THENCE WITH THE COMMON LINE OF LOT 24 AND 23 (AS PLATTED) SOUTH 59° 16' 26" WEST 113.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.388 ACRE OF LAND BASED ON SURVEYS MADE ON THE GROUND ON 08 JULY 2002, AND 01 NOVEMBER 2021, WITH ATTACHED SURVEY PLAT No. 535321 OF SAME DATE.

