

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

Metes & Bounds Property Description

A tract of land containing 4.9599 Acres, being the south one-half of Lot 67, in the J.O.H. Bennette Subdivision in the John Owens Survey, Abstract 403, Montgomery County, Texas according to the map or plat thereof recorded in Volume 2, Page 50 of the Map Records of Montgomery County, Texas, being the same tract recorded in the name of Jimmy C. Pafford et ux in Volume 764, Page 301 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being more particularly described by metes and bounds as follows: (Bearings based on said Montgomery County Clerk's File (M.C.C.F.) No. 2005-139581 of the O.P.R.M.C.T.)

BEGINNING at a point on the center line of Walker Road (60 Foot wide roadway easement) being the south common corner of Lots 67 & 72, and being the southwest corner of this tract;

THENCE, NORTH 00° 17' 09" WEST, with the common line between said Lots 67 & 72, being the east line of a tract recorded in the name of Montgomery County under M.C.C.F. No. 99004485 of the O.P.R.M.C.T., passing at a distance of 30.01 Feet a flat bar found and continuing for a total distance of 515.85 Feet to a point at the northwest corner of this tract from which a flat bar found bears South 75° 14' West, a distance of 2.2 Feet;

THENCE, SOUTH 89° 36' 00" EAST, across and through said Lot 67, with the south line of a tract recorded in the name of Roy W. Wells, et ux in Volume 840, Page 586 of the O.P.R.M.C.T., a distance of 418.58 Feet to a point at the northeast corner of this tract from which a 1/2 Inch iron rod found bears North 21° 51' East, a distance of 0.7 Feet;

THENCE, SOUTH 00° 20' 48" EAST, with the common line between Lots 62 & 67, being the west line of a tract recorded in the name of Arthur L. Ingle under M.C.C.F. No. 2005-139581 of the O.P.R.M.C.T., passing at a distance of 485.85 Feet a 1/2 Inch iron rod found, and continuing for a total distance of 515.86 Feet to a point on the center of the aforementioned Walker Road, at the southwest corner of this tract;

THENCE, NORTH 89° 36' 00" WEST, with said center line of said Walker Road as recorded in Volume 479, Page 79 of the O.P.R.M.C.T., being the north line of Lot 66 and a tract recorded in the name of Ronald & Jane Boncler under M.C.C.F. No. 1993-15958 of the O.P.R.M.C.T., a distance of 419.13 Feet to the POINT OF BEGINNING and containing 4.9599 Acres of land.

(See attached drawing)



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