



3.369 Acres (146,760 Square Feet)
Survey Abstract Number 598
 Montgomery County, Texas

BEING a 3.369 acre (146,760 Sq. Ft.) tract of land situated in the Richard Williams Survey, A. B. No. 1467, Montgomery County, Texas, described in that Deed of Trust of record under Clerk's File No. 2014115376 D.R.M.C.T. I, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "OSC" set in the southeasterly right-of-way (R.O.W.) line of Woodland Lakes Drive (60 feet wide) marking the northwest corner of that under Clerk's File No. 201425559 D.R.M.C.T. I, and marking the northeast corner of the herein described tract;

THENCE S 89°37'00" E, 506.71 feet with the southeasterly line of said 3.818 acre tract to a 1/2-inch iron rod with cap stamped "OSC" set marking a southeast corner of the herein described tract;

THENCE S 77°10'00" E, 80.00 feet with the southeasterly line of said 3.318 acre tract to a 1/2-inch iron rod with cap stamped "OSC" set marking a southeast corner of the herein described tract;

THENCE N 69°35'47" W, 484.20 feet in part with the north line of that ceded 2.695-acre tract conveyed to Juan Hernandez and Maria Rodriguez by deed of record under Clerk's File No. 2014115376 D.R.M.C.T. I, to a 1/2-inch iron rod with cap stamped "OSC" set marking the southwest corner of the herein described tract;

THENCE N 17°50'07" E, 243.25 feet with the east line of that ceded 1.084-acre tract conveyed to Juan Hernandez and described in deed of record under Clerk's File No. 463,001, 1545 D.R.M.C.T. I, to a 1/2-inch iron rod with cap stamped "OSC" set in the southeasterly R.O.W. line of the aforementioned Woodland Lakes Drive marking the northwest corner of the herein described tract;

THENCE S 77°10'00" E, 68.00 feet with the southeasterly R.O.W. line of said Woodland Lakes Drive to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner;

THENCE N 67°50'00" E, 82.20 feet with the southeasterly R.O.W. line of said Woodland Lakes Drive to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner;

THENCE N 27°50'00" E, 100.00 feet with the southeasterly R.O.W. line of said Woodland Lakes Drive to the **POINT OF BEGINNING** and **CONTAINING** 3.369 acres (146,760 Sq. Ft.) of land.

Juan Hernandez
 Juan Hernandez
 (By his attorney)

James H. ...
 James H. ...
 (By his attorney)

LEGAL DESCRIPTION
 THIS SURVEY AND THESE INSTRUMENTS
 (By his attorney)

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