

STATE OF TEXAS

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COUNTY OF MONTGOMERY §

BEING 1.7296 ACRES (75,341 SQUARE FEET) OUT OF LOT 52, McDONALD SUBDIVISION, RECORDED IN VOLUME 3, PAGE 4, DEED RECORDS MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.) SITUATED IN THE JOHN TAYLOR SURVEY, ABSTRACT No. 547, MONTGOMERY COUNTY, TEXAS AND BEING THAT SAME CALLED 1.7298 ACRE TRACT CONVEYED TO JEFFREY K. HARTMAN, ET UX, RECORDED IN DOCUMENT No. (Doc. No.) 2009071293, OFFICIAL RECORDS MONTGOMERY COUNTY, TEXAS (O.R.M.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED Doc. No. 2009071293, O.R.M.C.T.)

BEGINNING at a set PK nail in the centerline of McDonald Road (30' Road Easement) for the common Northwest corner of herein described Tract and the northeast corner of a called 2.0965 acre tract conveyed to Patrick E. Hosford and Colleen Hosford, recorded in Doc. No. 8752818, O.R.M.C.T.;

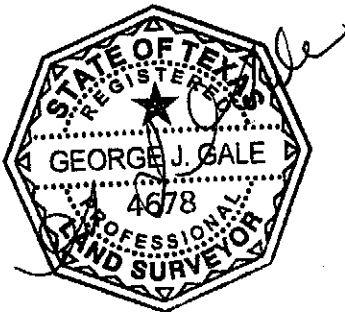
THENCE N 89°47'57" E, 295.11', severing said Lot 52 and along the common North line of herein described Tract, the centerline of said McDonald Road and the south line of a called 1.7566 acre tract conveyed to Thomas R. Early and Jeanine E. Early, recorded in Doc. No. 8755168, O.R.M.C.T., to a point for the common Northeast corner of herein described Tract and the southeast corner of said called 1.7566 acre tract conveyed to Thomas R. Early and Jeanine E. Early, from which a found Railroad Spike Bears N61°04'12"W, 0.70';

THENCE S 06°34'26" E, 258.75', continuing severing said Lot 52 and along the common East line of herein described Tract and the west line of a called 1.549 acre tract conveyed to William W. Licon and Patricia G. Licon, recorded in Doc. No. 9619859, O.R.M.C.T., to a point in the south line of said Lot 52 and the north line of a called 2.9572 acre tract conveyed to Matthew Travis and Jennifer Travis, recorded in Doc. No. 2012041954, O.R.M.C.T. for the common Southeast corner of herein described Tract and the southwest corner of said called 1.549 acre tract conveyed to William W. Licon and Patricia G. Licon;

THENCE S 89°39'57" W, 290.00', along the common South line of herein described Tract, the south lie of said Lot 52, the north line of said called 2.9572 acre tract conveyed to Matthew Travis and Jennifer Travis and the north line of a called 0.9976 acre tract conveyed to Peter Clifford Hendrix and Heather Ayn Hendrix, recorded in Doc. No. 2012087875, O.R.M.C.T., to a point for the common Southwest corner of herein described Tract and the southeast corner of said called 2.0965 acre tract conveyed to Patrick E. Hosford and Colleen Hosford;

THENCE N 07°40'36" W, 260.04', severing said Lot 52 and along the common West line of herein described Tract and the east line of said called 2.0965 acre tract conveyed to Patrick E. Hosford and Colleen Hosford to the POINT OF BEGINNING containing 1.7296 acres (75,341 square feet) of land.

See Attached Drawing



George J. Gale  
Professional Land Surveyor, No. 4678  
June 4, 2015  
Job No. 15-05055gg