

C & G LAND SURVEYORS

November 22, 2011

METES AND BOUNDS DESCRIPTION Page 1 of 1 Page

BEING 2.045 acres of land in the Jacob Shannon Survey, A-35, Montgomery County, Texas and being out of and a part of a 2.343 acre tract described in deed to Shannon B. Thornton and wife Deborah B. Thornton recorded under Clerk's File #2008-055042 of the Real Property Records of Montgomery County, Texas (RPRMCT), said 2.045 acres being more particularly described as follows:

BEGINNING at a fence corner post found for the northeast corner of said 2.343 acres and an upper northwest corner of Jerry Clark et al 34.2756 acre tract described in deed recorded under Clerk's File #9905258 RPRMCT, in the south line of Country Lane, no right-of-way found of record, scales sixty feet wide from plat of the Townsite of Dobbin, Texas recorded in Volume 1, Page 25 of Montgomery County Map Records (MCMR);

THENCE S.00°08'00"E., (Call S.00°08'00"E., 391.35') along the east line of said 2.343 acres and one upper west line of said 34.2756 acres for a distance of 392.19 feet (34.2756 Acres Call S.00°08'00"W., 391.35') to a 60d nail at a fence corner post found for the southeast corner of said 2.343 acres and an inside corner of said 34.2756 acres;

THENCE N.89°47'22"W., (Call S.89°47'22"W., 221.52') along the lower south line of said 2.343 acres and one upper north line of said 34.2756 acres for a distance of 221.80 feet (34.2756 Acres Call N.89°44'29"E., 220.16') to a 60d nail at a fence corner post found for the lower southwest corner of said 2.343 acres and an upper northwest corner of said 34.2756 acres in the east line of Thomas M. Mock 5.03 acre tract described in two parcels and recorded under Clerk's File #99001233 RPRMCT;

THENCE N.01°47'53"W., (Call N.01°42'37"W., 171.36') along the lower west line of said 2.343 acres and the east line of said 5.03 acres, passing an inside corner of said 2.343 acres and continuing on across said 2.343 acres for a total distance of 391.21 feet to a capped 1/2" iron rod set for the northwest corner of herein described tract in the north line of said 2.343 acres and the south line of Country Lane;

THENCE N.89°54'43"E., (Call N.89°53'12"E., 291.93') along the north line of said 2.343 acres and the south line of Country Lane for a distance of 233.16 feet to the POINT OF BEGINNING and containing 2.045 acres of land.

This description is based on a boundary survey and plat prepared this date by C & G Land Surveyors to which further reference is hereby made.
VC&G\2.045 Acre Tract



11-22-2011

EXHIBIT 'A'

BEING 2.045 ACRES OF LAND IN THE JACOB SHANNON SURVEY, A-35, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 2.343 ACRE TRACT DESCRIBED IN DEED TO SHANNON B. THORNTON AND WIFE DEBORAH B. THORNTON RECORDED UNDER CLERK'S FILE #2008-055042 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (RPRMCT), SAID 2.045 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 2.343 ACRES AND AN UPPER NORTHWEST CORNER OF JERRY CLARK ET AL 34.2756 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE #990525 8 RPRMCT, IN THE SOUTH LINE OF COUNTRY LANE, NO RIGHT-OF-WAY FOUND OF RECORD, SCALES SIXTY FEET WIDE FROM PLAT OF THE TOWNSITE OF DOBBIN, TEXAS RECORDED IN VOLUME 1, PAGE 25 OF MONTGOMERY COUNTY MAP RECORDS (MCMR);

THENCE S.00°08'00"E., (CALL S.00°08'00"E., 391.35') ALONG THE EAST LINE OF SAID 2.343 ACRES AND ONE UPPER WEST LINE OF SAID 34.2756 ACRES FOR A DISTANCE OF 392.19 FEET (34.2756 ACRES CALL S.00°08'00"W., 391.35') TO A 60D NAIL AT A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 2.343 ACRES AND AN INSIDE CORNER OF SAID 34.2756 ACRES;

THENCE N.89°47'22"W., (CALL S.89°47'22"W., 221.52') ALONG THE LOWER SOUTH LINE OF SAID 2.343 ACRES AND ONE UPPER NORTH LINE OF SAID 34.2756 ACRES FOR A DISTANCE OF 221.80 FEET (34.2756 ACRES CALL N.89°44'29"E., 220.16') TO A 60D NAIL AT A FENCE CORNER POST FOUND FOR THE LOWER SOUTHWEST CORNER OF SAID 2.343 ACRES AND AN UPPER NORTHWEST CORNER OF SAID 34.2756 ACRES IN THE EAST LINE OF THOMAS M. MOCK 5.03 ACRE TRACT DESCRIBED IN TWO PARCELS AND RECORDED UNDER CLERK'S FILE #99001233 RPRMCT;

THENCE N.01°47'53"W., (CALL N.01°42'37"W., 171.36') ALONG THE LOWER WEST LINE OF SAID 2.343 ACRES AND THE EAST LINE OF SAID 5.03 ACRES, PASSING AN INSIDE CORNER OF SAID 2.343 ACRES AND CONTINUING ON ACROSS SAID 2.343 ACRES FOR A TOTAL DISTANCE OF 391.21 FEET TO A CAPPED 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT IN THE NORTH LINE OF SAID 2.343 ACRES AND THE SOUTH LINE OF COUNTRY LANE;

THENCE N.89°54'43"E., (CALL N89°53'L 2"E., 291.93') ALONG THE NORTH LINE OF SAID 2.343 ACRES AND THE SOUTH LINE OF COUNTRY LANE FOR A DISTANCE OF 233.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.045 ACRES OF LAND.

