

**DESCRIPTION OF A TRACT OF LAND CONTAINING
3.1111 ACRES (135,518 SQUARE FEET) SITUATED
IN THE D.M. GOHEEN SURVEY, ABSTRACT 234
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 3.1111 acres (135,518 square feet), situated in the D.M. Goheen Survey, Abstract 234, Montgomery County, Texas, being all of a tract of land conveyed unto Terry W. Bryant and Mei Luo in County Clerk's File No. 2006125975 of the Official Public Records of Montgomery County, Texas, said Bryant/Luo tract being out of Reserve "A" of Glenwood Estates, a subdivision in Montgomery County, Texas, as recorded in Cabinet D, Sheet 9A of the Map Records of Montgomery County, Texas. Said 3.1111-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the east right-of-way line of Bentley Drive (60.00 feet wide) for the northwest corner of the said Bryant/Luo tract, same being the southwest corner of a called 4.2989 acre tract of land conveyed unto Terry W. Bryant and Mei Luo in County Clerk's File No. 2004096145 of the Official Public Records of Montgomery County, Texas, feet for the northwest corner of the said tract herein described, from which the common east corner of Lots 80 and 81 of said Glenwood Estates bears North 60°02'26" West, a distance of 72.15;

THENCE South 60°02'29" East, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 541.85 feet for reference, and continue in all a distance of 591.85 feet to a point in the centerline of Three Mile Creek for the northeast corner of the said tract herein described;

THENCE South 04°31'03" West, generally along said centerline of Three Mile Creek, a distance of 200.23 feet to a point for the southeast corner of the said tract herein described;

THENCE North 73°19'15" West, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 44.51 feet for reference and continue in all a total distance of 494.51 feet to a found 1/2-inch iron rod in the east right-of-way line of said Bentley Drive for the southwest corner of the said tract herein described;

THENCE North 03°46'24" West, along the east right-of-way line of said Bentley Drive, a distance of 354.00 feet to the POINT OF BEGINNING and containing 3.1111 acres (135,518 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated Jan. 13, 2022, job number I-106727-22.

