

**DESCRIPTION OF A TRACT OF LAND CONTAINING
4.2989 ACRES (187,261 SQUARE FEET) SITUATED
IN THE D. M. GOHEEN SURVEY, ABSTRACT 234
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 4.2989 acres (187,261 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 by deed as recorded under County Clerk File No. 2004096145 of the Official Public Records of Montgomery County, Texas, being out of Reserve "A", of Glenwood Estates, a subdivision in Montgomery County, as recorded in Cabinet D, Sheet 9A of the Map Records of Montgomery County, Texas. Said 4.2989-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the east right-of-way line of Bentley Drive (60.00 feet wide) for the northwest corner of said tract herein described, from which the common east corner of Lot 81 and 82 bear North 86°26'52" West, a distance of 60.49 feet;

THENCE South 86°26'52" East, at 440.00 feet passing a found 1/2-inch iron rod for reference, and continue for a total distance of 475.05 feet to a point in the centerline of Three Mile Creek for the northeast corner of said tract herein described;

THENCE South 11°23'02" East, along said centerline, a distance of 161.03 feet to an angle point in the east line of said tract herein described;

THENCE South 03°43'43" East, continuing along said centerline, a distance of 359.44 feet for the southeast corner of said tract herein described;

THENCE North 60°02'29" West, at 50.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" for reference, and continue for a total distance of 591.85 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 said tract herein described;

THENCE North 03°46'29" West, along the east right-of-way line of said Bentley Drive, a distance of 250.96 feet to the POINT OF BEGINNING and containing 4.2989 acres (187,261 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Jan. 05, 2022, job number 12-106354-21.

