

STATE OF TEXAS                   §  
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COUNTY OF MONTGOMERY §

Metes & Bounds Property Description

A tract of land, being Lot 309 of North Woods Subdivision, Section II an unrecorded subdivision in the M.B. Lawrence Survey, Abstract 310, Montgomery County, Texas, being the same tract recorded in the name of John R. Ayo under Document No. 97146549 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being further described under Document No. 9335636 of the O.P.R.M.C.T., and being more particularly described by metes and bounds as follows: (Bearings based on Document No. 9335636 of the O.P.R.M.C.T.)

BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the west line of Creek Drive, being the northeast corner of this tract (from which a 5/8 Inch iron rod found bears North 00° 15' 35" West, a distance of 52.00 Feet, from said 5/8 Inch iron rod found a second 5/8 Inch iron rod found bears North 28° 29' 52" East, a distance of 126.69 Feet, from said second 5/8 Inch iron rod found a third 5/8 Inch iron rod found bears North 28° 29' 52" East, a distance of 224.76 Feet);

THENCE, **SOUTH 00° 15' 34" EAST**, with said west line, a distance of **112.33 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of this tract (from which a 5/8 Inch iron rod found bears South 00° 15' 34" East, a distance of 260.00 Feet);

THENCE, **NORTH 89° 22' 11" WEST**, with the north line of Lot 310 as recorded in the name of John R. Ayo under Document No. 99089014, being further described under Document No. 9335636 both of the O.P.R.M.C.T., a distance of **150.00 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of this tract (from which a 5/8 Inch iron rod found bears South 00° 15' 34" East, a distance of 300.00 Feet);

THENCE, **NORTH 00° 15' 34" WEST**, with the east line of a tract recorded in the name of Armando Rodolfo Aranda under Document No. 2017058492, being further described in Volume 738, Page 680 both of the of O.P.R.M.C.T., a distance of **125.52 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner of this tract;

THENCE, **SOUTH 84° 21' 00" EAST**, with the south line of Lot 308 as recorded in the name of Maria Esther Ruiz under Document No. 2002-091459, being further described under Document No. 9335636 both of the of O.P.R.M.C.T., a distance of **150.80 Feet** to the POINT OF BEGINNING.

(See attached drawing)



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