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Metes and Bounds

47.349 Acres

William Cartwright Survey, Abstract Number 150

Matthew Cartwright Survey, Abstract Number 135

Montgomery County, Texas

Being a 47.349 acre tract of land situated in the William Cartwright Survey, Abstract Number 150, and the Matthew Cartwright Survey, Abstract Number 135, of Montgomery County, Texas, same being out of and part of that certain called 126.025 acres as described under Clerk's File Number 9762359, of the Real Property Records of Montgomery County, Texas; said 47.349 acres being more particularly described as follows with all bearings based on the North line of the 126.025 acres per the recorded deed;

BEGINNING at a 1/2 inch iron rod, found for an interior corner of the herein described tract, common with an interior corner of said called 126.025 acre tract, the Northwest corner of a called 15.579 acres as described in deed recorded in Clerk's File Number 2003-155684 of said Real Property Records, the Northeast corner of the Matthew Cartwright Survey, Abstract Number 135, and the Northwest corner of the Matthew Cartwright Survey, Abstract Number 151;

THENCE S 00°31'51" W, along the lower East line of the herein described tract, common with the West line of the 15.579 acres tract and along the common line of the Matthew Cartwright Survey Abstract 135 and the Matthew Cartwright Survey, Abstract 151, a distance of 339.75 feet, to a point for the lower Southeast corner of the herein described tract, common with the Northeast corner of a called 15.000 acres as described in deed recorded in Clerk's File Number 2017067391 of said Real Property Records;

THENCE N 89°41'23" W, along the lower South line of the herein described tract, common with the North line of the 15.000 acres, at a distance of 1,389.36 feet, passing an iron rod with survey cap, found for reference, and continuing a distance of 1,450.86 feet in all, to a point for the Southwest corner of the herein described tract, same being in the Northeast line of a called 19.561 acres as described in deed recorded in Clerk's File Number 2003031909 of said Real Property Records and in the centerline of Honea-Egypt Road, a prescriptive right-of-way;

THENCE along the Southwest line of the herein described tract, common with the Northeast line of the 19.561 acres and the centerline of Honea-Egypt Road the following courses:

N 48°55'11" W, a distance of 248.17 feet;

N 52°10'54" W, a distance of 51.45 feet; and

N 57°15'17" W, a distance of 71.32 feet, to a point for the most Westerly corner of the herein

described tract, common with the South corner of a called 7.383 acres as described in deed recorded in Clerk's File Number 2016043490 of said Real Property Records;