

STATE OF TEXAS

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COUNTY OF MONTGOMERY

Metes & Bounds Description

A tract of land containing 17.5554 Acres situated in the J.M. De La Garza Grant, Abstract 15, Montgomery County, Texas being a combination of a tract recorded in the name of Margaret A. Dobbs & Laura R. Harris under Montgomery County Clerk's File (M.C.C.F.) No. 8416237 of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.T.) and a tract recorded in the name of Margaret A. Dobbs under M.C.C.F. No. 9453338 of the O.P.R.R.P.M.C.T. and being more particularly described by metes and bounds as follows: (assumed basis of bearings)

BEGINNING at a point on a southerly right-of-way line of Mount Zion Road (80 Feet wide) being the northeast corner of a tract recorded in the name of Ted Kellogg under M.C.C.F. No. 2003040257 of the O.P.R.R.P.M.C.T. and being the northwest corner of said tract recorded under M.C.C.F. No. 8416237 of the O.P.R.R.P.M.C.T. and being the northwest corner of this tract from which a 1/2 Inch iron rod found bears South 41° 51' 50" East a distance of 1.51 Feet;

THENCE, SOUTH 89° 56' 39" EAST, with said south right-of-way line of Mount Zion Road, passing at a distance of 611.51 Feet (called 610.00 Feet) a 1/2 Inch iron rod found and continuing for a total distance of 1157.53 Feet to a 5/8 Inch iron rod found at the northeast corner of the aforementioned tract recorded under M.C.C.F. No. 9453338 of the O.P.R.R.P.M.C.T. being the northeast corner of this tract;

THENCE, SOUTH 01° 05' 39" EAST (called South 01° 07' 44" East), with the west lines of a tract recorded in the name of Duane C. Brown et ux under M.C.C.F. No. 2004020385 of the O.P.R.R.P.M.C.T. and a tract recorded in the name of Robert M. Preston under M.C.C.F. No. 2010033402 of the O.P.R.R.P.M.C.T., a distance of 1,321.56 Feet (called 1,313.97 Feet) to a 1 Inch iron rod found at the south corner of this tract;

THENCE, NORTH 41° 48' 31" WEST (called North 42° 00' 00" West), with the northeasterly line of the aforementioned Kellogg Tract, a distance of 1,774.20 Feet (called 1767.00 Feet) to the POINT OF BEGINNING and containing 17.5554 Acres of land.

(See attached drawing)



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