

Being a lot, tract or parcel of land situated in the James Edwards Survey, Abstract No. 190, Montgomery County, Texas, and being a portion of Lot 22, Block 1 and all of Lot 30, Block 2, of Teaswood (formerly known as The Reserve), according to the map or plat thereof recorded in Cabinet E, Sheet 83B, Map Records, Montgomery County, Texas, same being a tract of land conveyed to Bradley Leiker and Dana Lieker, by deed recorded in Document No. 2014083969, Official Public Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the intersection of the South right of way line of Teaswood Drive (60 foot right of way) and the West right of way line of Teaswood Drive (60 foot right of way);

THENCE South 09 degrees 09 minutes 32 seconds West, along the West right of way line of said Teaswood Drive, a distance of 23.77 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, and being the beginning of a tangent curve to the left, with a radius of 630.00 feet, a delta angle of 14 degrees 35 minutes 26 seconds, a chord bearing of South 01 degrees 51 minutes 49 seconds West, and a chord length of 160.00 feet;

THENCE along said curve to the left, along the West right of way line of said Teaswood Drive, an arc length of 160.43 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of Lot 29, Block 2 of said Teaswood, from which a 1/2 inch iron rod found bears, North 54 degrees 01 minutes 16 seconds West, a distance of 1.60 feet for witness;

THENCE South 86 degrees 53 minutes 33 seconds West, along the North line of Lot 29, Block 2 of said Teaswood, a distance of 292.51 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the East line of a tract of land conveyed to Teaswood Property Interests, LTD, by deed recorded in Document No. 582-00-0778, Official Public Records, Montgomery County, Texas, from which a 1/2 inch iron rod found bears, on line Northeasterly, a distance of 3.63 feet for witness;

THENCE North 00 degrees 09 minutes 38 seconds West, along the East line of said Teaswood Property Interests, LTD tract, a distance of 4.80 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, from which a 1 inch iron rod found bears, North 63 degrees 42 minutes 07 seconds East, a distance of 0.49 feet for witness;

THENCE South 87 degrees 45 minutes 01 seconds West, along the North line of said Teaswood Property Interests, LTD tract, a distance of 107.98 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Teaswood Property Interests, LTD tract, same being along the East line of a

tract of land conveyed to Brian H. Lutz and Martha Noble-Lutz, by deed recorded in Document No. 2012124557, Official Public Records, Montgomery County, Texas;

THENCE North 10 degrees 43 minutes 46 seconds West, along the East line of said Lutz tract, a distance of 185.28 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 28 degrees 50 minutes 32 seconds East, along the East line of said Lutz tract, a distance of 86.94 feet to a 1/2 inch iron rod found for corner, said corner being the South right of way line of said Teaswood Drive;

THENCE South 88 degrees 01 minutes 38 seconds East, along the South right of way line of said Teaswood Drive, a distance of 99.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, being the beginning of a tangent curve to the right, with a radius of 765.13 feet, a delta angle of 11 degrees 20 minutes 49 seconds, a chord bearing of South 82 degrees 21 minutes 13 seconds East, and a chord length of 151.28 feet;

THENCE along said curve to the right, along the South right of way line of said Teaswood Drive, an arc length of 151.53 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 76 degrees 40 minutes 49 seconds East, along the South right of way line of said Teaswood Drive, a distance of 156.04 feet to the POINT OF BEGINNING and containing 97,513 square feet or 2.24 acres of land.