BEING A 2.875 ACRES (125,235 SQUARE FEET) TRACT OF LAND KNOWN AS LOT 15, BLOCK 1, SENDERA LAKE ESTATES, SECTION 1, RECORDED UNDER CABINET "G", SHEET No. 41-A, MAP RECORDS MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.) AND BEING THAT SAME TRACT CONVEYED TO GEORGE WILLIAM EBERLY, III, ET UX, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 2005-023410, OFFICIAL RECORDS MONTGOMERY COUNTY, TEXAS (O.R.M.C.T.) SAVE AND EXCEPT A CALLED 0.1250 ACRE TRACT CONVEYED TO THE COUNTY OF MONTGOMERY, TEXAS, RECORDED IN C.C.F. No. 2008-003811, O.R.M.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED CABINET "G" SHEET 41-A, M.R.M.C.T.)

BEGINNING at a found capped iron rod in the north right-of-way (R.O.W.) line of F.M. 1488 Road for the common Southeast corner of herein described Tract and the northeast corner of said Save and Except;

THENCE $\mathrm{N} 87^{\circ} 04^{\prime} 20^{\prime \prime} \mathrm{W}, 217.80^{\prime}$, along the common north R.O.W. line of said F.M. 1488 Road, the north line of said Save and Except and the South line of herein described Tract, to a found capped iron rod for the common Southwest corner of herein described Tract and the northwest corner of said Save and Except;

THENCE N $02^{\circ} 55^{\prime} 40^{\prime \prime}$ E, 575.00', departing the common north R.O.W. line of said F.M. 1488 Road and the north line of said Save and Except and along the common West line of herein described Tract and the common division line of Lots 15 and 16, Block 1, to a point in the south line of Restricted Reserve "B" for the common Northwest corner of herein described Tract and the common north corner of said Lots 15 and 16, Block 1, from which a found capped iron rod Bears N49 ${ }^{\circ} 18^{\prime} 05^{\prime \prime} \mathrm{W}, 0.34^{\prime}$;

THENCE S $87^{\circ} 04^{\prime} 20^{\prime \prime}$ E, $217.80^{\prime}$, along the common North line of herein described Tract and the common division line of said Lot 16, Block 1 and Restricted Reserve " $B$ ", to a point for the common Northeast corner of herein described Tract and the common corner of Lots 16 and 19, Block 1, from which a found capped iron rod Bears N $40^{\circ} 26^{\prime} 51^{\prime \prime} \mathrm{W}, 0.70^{\prime}$;

THENCE S $02^{\circ} 55^{\prime} 40^{\prime \prime} \mathrm{W}, 575.00^{\prime}$, along the common East line of herein described Tract and the common division line of Lots $16,17,18$ and 19, Block 1 to the POINT OF BEGINNING containing 2.875 acres ( 125,235 square feet) of land.


JIMMY RAY JANECEK
Professional Land Surveyor, No. 5868
May 5, 2014
Job No. 14-03704

