

STATE OF TEXAS §
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COUNTY OF MONTGOMERY§

Metes & Bounds Property Description

A tract of land containing 5.349 Acres (called 5.338 Acres), being Lot 32, Indian Hills an unrecorded subdivision situated in the Isaac Mansfield Survey, Abstract 344, Montgomery County, Texas, being the same tract recorded in the name of Costa Rabello Leite under Montgomery County Clerk's File (M.C.C.F.) No. 2010076656 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on M.C.C.F. No. 2010076656 of the O.P.R.M.C.T.)

BEGINNING at a point at the west end of the north line of Red Oak Road (60 Foot wide road easement as recorded in Volume 970, Page 76, and Volume 1104, Page 372 of the O.P.R.M.C.T.), being the southeast corner of this tract;

THENCE, NORTH 87° 56' 50" WEST, with the north line of Lot 31, being the north line of a tract recorded in the name of 150 CCM Black Oak Ltd. under M.C.C.F. No. 2014031368 of the O.P.R.M.C.T., a distance of 779.78 Feet (called 779.49 Feet) to a 3/8 Inch iron rod found at the southwest corner of this tract;

THENCE, NORTH 02° 04' 08" EAST (called North 02° 04' 32" East), with the east line of a tract recorded in the name of 150 CCM Black Oak Ltd. under M.C.C.F. No. 2014038757 of the O.P.R.M.C.T., a distance of 300.00 Feet (called 299.22 Feet) to a point at the northwest corner of this tract from which a fence post in concrete bears North 76° 24' 51" West, a distance of 0.69 Feet;

THENCE, SOUTH 87° 56' 33" EAST (called South 87° 58' 28" East), with the south line of Lot 33, being the south line of a tract recorded in the name of Jeffery S. McMillen under under M.C.C.F. No. 9533225, and a tract recorded in the name of Dewayen Back and wife, Melissa Back under M.C.C.F. No. 9129109, being further described under M.C.C.F. No. 9116117, all of the O.P.R.M.C.T., a distance of 773.83 Feet (called 773.66 Feet) to 1/4 Inch iron pipe found at the northeast corner of this tract;

THENCE, SOUTH 00° 55' 57" WEST (called South 00° 57' 37" West), with the west line of Lot 30B, being the west line of the remainder of a tract recorded in the name of Denny Lavender Jr. and Dorothy Lavender under M.C.C.F. No. 9679673 of the O.P.R.M.C.T., a distance of 300.00 Feet (called 299.64 Feet) to the POINT OF BEGINNING and containing 5.349 Acres of land.

(See attached drawing)



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