

BEING 3.3 acres of land in the E. Foster Survey, A-220, Montgomery County, Texas, and being a part of a 53.507 acre tract described in Deed recorded in Volume 775, page 273,

Deed Records of Montgomery County, Texas, said 3.3 acres being described as follows:

BEGINNING at an iron stake for corner in the end of a 50 ft. road, being S. 45° 59' 19" W., 281.38 ft., S. 46° 09' 30" W., 563.7 ft., and S. 43° 54' E., 159.1 ft. from the Southeast corner of above mentioned 53.507 acre tract;

THENCE N. 46° 18' E., 936.5 ft. to a point in the centerline of Peach Creek from which an iron rod bears S. 46° 18' W., 15.0 ft.;

THENCE N. 59° 26' W., 113.8 ft. and N. 24° 02' E., 117.9 ft. along the Centerline of Peach Creek to a point for corner from which an iron rod bears S. 46° 18' W., 15.0 ft.;

THENCE S. 46° 18' W., 1015.3 ft. to a point for corner in the centerline of a 50 ft. road;

THENCE S. 43° 54' E., 153.34 ft. along the centerline of road to the PLACE OF BEGINNING and containing 3.3 acres of land and being known as Tract 37 of WALCO HILLS SUBDIVISION, an unrecorded Subdivision in Montgomery county, Texas