

0.9988 Acres
Montgomery County, Texas

0.9988 of one acre (43,506 square feet) of land situated in the Ezekiel Foster Survey, Abstract 220, Montgomery County, Texas and being a portion of that certain called 3.3 acres as described in deed and recorded under Clerk's File Number 80223225 of the Official Public Records of Montgomery County, Texas and the remainder portion of that certain called 1.0 acres as described in deed and recorded under Clerk's File Number 946653 of the Official Public Records of Montgomery County, Texas. Said 0.9988 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail found in the northeasterly right-of-way of McKay Road for a southerly corner of said 1.0 acre tract and the westerly corner of that certain called 24.80 acres of land described in deed and recorded under Document Number 20106068704 of the Official Public Records of Montgomery County, Texas;

THENCE, North 43°02'28" West, along the northeast right-of-way of Mc Kay Road, a distance of 137.93 feet to a 1/2 inch iron rod found for a southerly corner of said 3.3 acre tract;

THENCE, North 48°36'40" East, along a southeasterly line of said 3.3 acre tract, a distance of 144.70 feet to a 1/2 inch iron rod found for an interior corner of said 3.3 acre tract;

THENCE, South 41°09'45" East, along a southwesterly line of said 3.3 acre tract, a distance of 32.02 feet to a 1/2 inch iron rod found for an exterior corner of said 3.3 acre tract;

THENCE, North 49°00'37" East, along a southwesterly line of said 3.3 acre tract, at a distance of 49.07 feet, pass a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for an exterior corner of said 3.3 acre tract and continuing for a total distance of 143.83 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for an interior corner of the herein described tract of land;

THENCE, North 40°46'45" West, partially over and across said 3.3 acre tract, a distance of 95.79 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for corner;

THENCE, North 49°16'56" East, severing said 3.3 acre tract, a distance of 43.36 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for the most northerly corner of the herein described tract of land;

THENCE, South 40°43'03" East, at a distance of 63.16 feet, pass a 1/2 inch iron rod found for the northernmost corner of said 1.0 acre tract, in all a total distance of 200.67 feet to the easterly corner of said 1.0 acre tract in the northwest line of said 24.80 acre tract;

THENCE, South 48°42'15" West, along the northwest line of said 24.80 acre tract, a distance of 326.44 feet to the **POINT OF BEGINNING** and containing 0.9988 of one acre (43,506 square feet) of land.