

3.374 Acres
Montgomery County, Texas

3.374 acres of land situated in the Ezekiel Foster Survey, Abstract 220, Montgomery County, Texas and being the remainder 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 a 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 3.374 acres being more particularly described by metes and bounds as follows:

BEGINNING at a "T" post found in the northeasterly line of McKay Road for a southerly corner of said 3.3 acre tract and the westerly corner of said 1.0 acre tract;

THENCE, North 48°36'05" East, along the northwest line of said 3.3 acre tract, a distance of 1,013.50 feet to a point which falls in a creek;

THENCE, South 26°20'40" West, a distance of 117.90 feet to a point which falls in a creek;

THENCE, South 57°07'20" East, a distance of 117.65 feet to a point which falls in a creek;

THENCE, South 48°52'08" West, partially along the northwest line of that certain called 1.59 acres of land described in deed and recorded under Clerk's File Number 2017080764 of the Official Public Records of Montgomery County, Texas, a distance of 469.48 feet to the northerly corner of that certain called 0.42 of one acre as described in deed and recorded under Clerk's File Number 2015051565 of the Official Public Records of Montgomery County, Texas;

THENCE, South 48°54'22" West, along the northwest line of said 0.42 of one acre tract, a distance of 135.84 feet to 1/2 inch iron rod found for the westerly corner of said 0.42 of one acre tract and the northerly corner of said 1.0 acre tract;

THENCE, North 40°43' 48" West, over and across said 3.3 acre tract, a distance of 63.16 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for corner;

THENCE, South 49°16'56" West, over and across 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 corner;

THENCE, South 40°46'45" East, over and across said 3.3 acre tract and said 1.0 acre tract, a distance of 95.79 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for corner;

THENCE, South 49°00'37" West, over and across said 1.0 acre tract, at a distance of 94.77 feet, pass a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for an exterior corner of said 3.3 acre tract, in all a total distance of 143.83 feet to a 1/2 inch iron rod found for an interior corner of said 1.0 acre tract and an exterior corner of said 3.3 acre tract;

THENCE, North 41°09'45" West, along a southwesterly line of said 3.3 acre tract and a northeasterly line of said 1.0 acre tract, a distance of 32.02 feet to a 1/2 inch iron rod found for corner;

THENCE, South 48°36'40" West, along a southeasterly line of said 3.3 acre tract and a northwesterly line of said 1.0 acre tract, a distance of 144.70 feet to a 1/2 inch iron rod found in the northeast right-of-way of McKay Road;

THENCE, North 40°59'50" West, along the northeast right-of-way of McKay Road, a distance of 154.04 feet to the **POINT OF BEGINNING** and containing 3.374 acres of land.