

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.9382 ACRES (40,867 SQUARE FEET) SITUATED
IN THE THOMAS TAYLOR SURVEY, ABSTRACT 546
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.9382 acres (40,867 square feet), situated in the Thomas Taylor Survey, Abstract 546, Montgomery County, Texas, being part of a tract of land conveyed by deed unto Michael D. Staley and Linda S. Staley under County Clerk's File No. 2003081085 of the Official Public Records of Montgomery County, Texas and being known as all of Lots 16 and 17, in Block 12 of Westwood Three, a subdivision as recorded in Cabinet B, Sheet 157A of the Map Records of Montgomery County, Texas, save and except that called 0.0148 acre portion conveyed unto State of Texas as recorded in County Clerk's File No. 2005061371 of the Official Public Records of Montgomery County, Texas. Said 0.9382-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "SURVEY 1" marking the common north corner of Lot 15 and said Lot 16, for the northwest corner of the said tract herein described;

THENCE North 76°04'18" East, along the north line of said Lot 16, a distance of 86.85 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" marking the common north corner of said Lots 16 and 17, for an angle point of the said tract herein described;

THENCE North 80°47'12" East, along the north line of said Lot 17, a distance of 86.86 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" marking the common north corner of said Lot 17 and Lot 18 for the northeast corner of the said tract herein described;

THENCE South 09°59'58" East, along the common line of said Lots 17 and 18, a distance of 245.25 feet to a found 1/2-inch iron rod in the existing north right-of-way line of F.M. 1488 Road said point marking the northeasterly corner of the said save and except State of Texas tract for the southeast corner of the said tract herein described;

THENCE in a southwesterly direction along the existing north right-of-way line of said F.M. 1488 Road, with a curve to the left, having a radius of 2,886.30 feet, an arc length of 160.23 feet, a delta angle of 03°10'50", a chord bearing of South 79°18'26" West, a chord distance of 160.21 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North 13°08'33" West, along the common line of said Lots 15 and 16, a distance of 242.67 feet to the **POINT OF BEGINNING** and containing 0.9382 acres (40,867 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 17, 2024, job number 10-142243-24.

