

Property Description

All that certain tract or parcel of land containing 39.1331 acres (called 39.57 acres) situated in the T.J. Nichols Survey, Abstract 397, Montgomery County, Texas, being that same property described in deed filed under Montgomery County Clerk's File No. (M.C.C.F. No.) 9350420, and being part of a 265.75 acre tract described in Volume 534, Page 11 of the Montgomery County Deed Records (M.C.D.R.); said 39.1331 acres being further described as follows:

BEGINNING at an axle found on the Easterly line of the T.J. Nichols Survey and the Westerly line of the M.R. Goheen Survey, Abstract 233, marking the Northeasterly corner of the herein described tract and the Southeasterly corner of a 90.23 acre tract out of a 100 acre tract as described in Volume 931, Page 236, M.C.D.R.;

THENCE, South $00^{\circ} 41' 31''$ East, 2215.66 feet to a concrete monument found marking the apparent Westerly common corner of the M.R. Goheen Survey, and the Henry Proseus Survey, Abstract 433;

THENCE, South $01^{\circ} 43' 03''$ East, 950.91 feet along the common line of the Nichols Survey and the Proseus Survey to a $\frac{1}{2}$ " iron pipe found for the Southeasterly corner of the herein described tract and the Northeasterly corner of a 24.93 acre tract described under M.C.C.F. No. 8814573;

THENCE, South $88^{\circ} 33' 36''$ West, 604.44 feet along the Northerly line of the 24.93 acre tract to a $\frac{1}{2}$ " iron rod found for the Southwest corner of the herein described tract and the Southeasterly corner of a 21.90 acre tract described in M.C.C.F. No. 2003-140714;

THENCE, North $01^{\circ} 01' 06''$ West, 1520.51 feet to a $\frac{3}{8}$ " iron pipe found on the Southerly line of Stubbs Road, marking the Northeasterly corner of said 21.90 acre tract;

THENCE, North $88^{\circ} 53' 24''$ East, 124.50 feet along the Southerly line of Stubbs Road to a $\frac{3}{8}$ " iron rod found for corner;

THENCE, North $00^{\circ} 56' 25''$ West, 1555.65 feet along the Easterly line of a 26.38 acre tract described under M.C.C.F. No. 2007-007262 to a $\frac{1}{2}$ " iron rod set for the Northwestern corner of the herein described tract on the Southerly line of the aforementioned 90.23 acre tract;

THENCE, North $89^{\circ} 38' 00''$ East, 478.85 feet along the Southerly line of the 90.23 acre tract to the POINT OF BEGINNING and containing 39.1331 acres of land.