

A **7.836 acre** tract of land situated in the City of Conroe, out of the W.S. Allen Survey, Abstract 2, Montgomery County, Texas and being all of Reserves "K", "L", "M", "N" and "O" of the Pine Hollow Subdivision of record in Cabinet "B", Sheet 113 of the Map Records of Montgomery County, Texas, **SAVE AND EXCEPT** a 6.535 acre tract of land being more particularly described as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east right-of-way line of Interstate Highway 45 (IH-45), a variable width right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way (ROW) Map, CSJ No. 675-08-089, in the west line of said Reserve "M" and for the northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod at the north end of a cutback at the intersection of the east right-of-way line of IH-45 and the south right-of-way line of Hillcrest Drive, a called 60' right-of-way, as shown on said Pine Hollow Subdivision Plat bears, N 18° 24' 25" W, a distance of 737.94 feet;

THENCE: Departing the east right-of-way line of IH-45, and into and across said Reserve "M", the following three (3) courses:

1. **N 69° 14' 47" E**, a distance of **83.00 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle,
2. **N 40° 36' 00" E**, a distance of **85.50 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle, and
3. **N 69° 14' 47" E**, a distance of **323.29 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the west right-of-way line of Plantation Drive, a called 60' right-of-way, as shown on said Pine Hollow Subdivision Plat, in the east line of said Reserve "M", and for the northeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod at the north end of a cutback at the intersection of the west right-of-way line of Plantation Drive and the south right-of-way line of Hillcrest Drive, a called 60' right-of-way, as shown on said Pine Hollow Subdivision Plat bears, N 19° 17' 14" W, a distance of 677.17 feet;

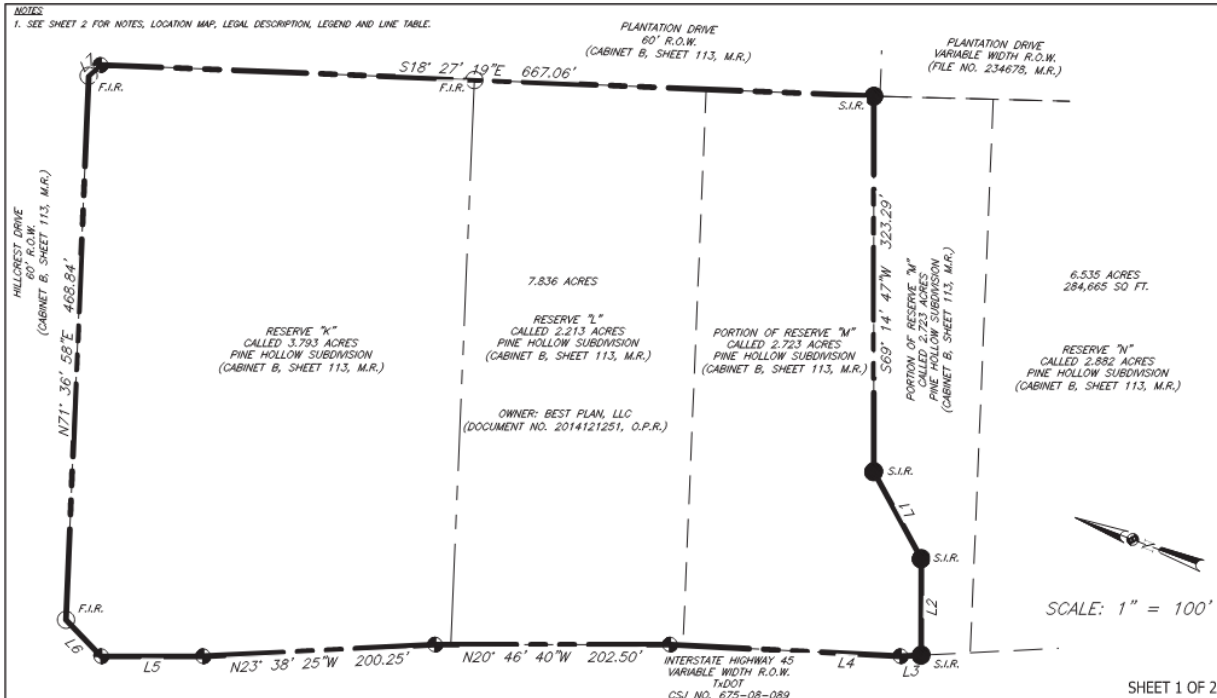
THENCE: With the west right-of-way line of Plantation Drive, as shown on said Pine Hollow Subdivision Plat and on the Plantation Drive Plat of record in File No. 234678 of the Map Records of Montgomery County, Texas, and the east lines of Reserves "M", "N" and "O", the following four (4) courses:

1. **S 18° 27' 23" E**, a distance of **5.32 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle,
2. **S 19° 17' 46" E**, a distance of **367.49 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an exterior corner,
3. **S 71° 30' 26" W**, a distance of **5.74 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner, and
4. **S 23° 40' 49" E**, a distance of **261.12 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southwest corner of Plantation Drive, an angle in the north right-of-way line of Wilson Road, a variable width right-of-way, as shown on the TxDOT ROW Map, CSJ No. 675-8-3, for the southeast corner of said Reserve "O" and the tract described herein, from which a found TxDOT ROW Monument for an angle in the north line of Wilson Road bears, S 56° 54' 37" E, a distance of 182.33 feet and also from which a found TxDOT ROW Monument for an angle in the south right-of-way line of Wilson Road bears, S 36° 59' 51" E, a distance of 273.79 feet;

THENCE: **S 69° 14' 47" W**, with the north right-of-way line of Wilson Road as shown on said TxDOT ROW Map, CSJ No. 675-8-3, and the south line of said Reserve "O", a distance of **401.50 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the south end of a cutback as shown on said TxDOT ROW Map, CSJ No. 675-08-089 and CSJ No. 675-8-3, for the most southerly southwest corner of said Reserve "O" and the tract described herein;

THENCE: With said cutback, the east right-of-way line of IH-45 and the west lines of said Reserve "O", "N" and "M", the following two (2) courses:

1. **N 49° 38' 35" W**, a distance of **109.35 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the north end of said cutback, the most westerly southwest corner of said Reserve "O" and the tract described herein, and
2. **N 23° 38' 25" W**, a distance of **497.14 feet** to the **POINT OF BEGINNING** and containing **6.535 acres** of land situated in the City of Conroe, Montgomery County, Texas.



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SELLER'S REMAINING PROPERTY DEPICTION



Kyle L. Pressler
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