

**TRACT 1:
DESCRIPTION OF A TRACT OF LAND CONTAINING
3.003 ACRES (130,814 SQUARE FEET) SITUATED
IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 3.003 acres (130,814 square feet), situated in the Walker County School Land Survey, Abstract 599, Montgomery County, Texas, being all of a called 3.0 acre tract of land (Tract 1) conveyed by deed unto Rose M. Millar Living Trust in County Clerk's File No. 2012024181 of the Official Public Records of Montgomery County, Texas and being out of an original called 6.0 acre tract conveyed unto Eugene T. Harris as described in Volume 493, Page 48 of the Deed Records of Montgomery County, Texas. Said 3.003-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 southwest corner of the called 6.0 acre tract, same being the northwest corner of a tract of land conveyed unto Grover J. Geiselman in County Clerk's File No. 282557 of the Official Public Records of Montgomery County, Texas for the southwest corner of the said tract herein described;

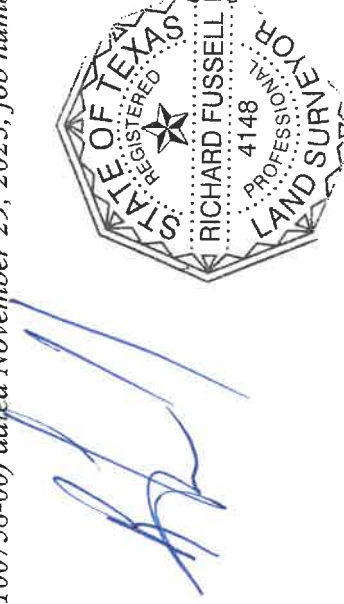
THENCE North 88°55'00" East, a distance of 278.00 feet to a found 1-inch iron pipe for the southeast corner of the said tract herein described;

THENCE North 00°41'00" West, a distance of 471.40 feet to a found 5/8-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 88°35'00" West, a distance of 278.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of the said tract herein described;

THENCE South 00°41'00" East, a distance of 469.70 feet to the POINT OF BEGINNING and containing 3.003 acres (130,814 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 November 29, 2023, job number 11-129742-23.



**TRACT 2: EASEMENT
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1921 ACRES (8,367 SQUARE FEET) SITUATED
IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.1921 acres (8,367 square feet), situated in the Walker County School Land Survey, Abstract 599, Montgomery County, Texas, being all of a called 0.2 acre easement tract of land (Tract 2) conveyed by deed unto Rose M. Millar Living Trust in County Clerk's File No. 2012024181 of the Official Public Records of Montgomery County, Texas and being out of an original called 6.0 acre tract conveyed unto Eugene T. Harris as described in Volume 493, Page 48 of the Deed Records of Montgomery County, Texas. Said 0.1921-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2-inch iron rod with cap marked "Survey 1" marking the southwest corner of the called 6.0 acre tract, same being the northwest corner of a tract of land conveyed unto Grover J. Geiselman in County Clerk's File No. 282557 of the Official Public Records of Montgomery County, Texas same being the southwest corner of a called 3.0 acre tract (Tract 1) as conveyed unto Rose M. Millar Living Trust in said County Clerk's File No. 2012024181;

THENCE North 88°55'00" East, a distance of 278.00 feet to a found 1-inch iron pipe for the southeast corner of the said called 3.0 acre tract;

THENCE North 00°41'00" West, a distance of 471.40 feet to a found 5/8-inch iron rod for the northeast corner of the said called 3.0 acre tract and for the northwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 88°35'00" East, a distance of 279.00 feet to the northeast corner of the said tract herein described;

THENCE South 00°16'00" East, a distance of 30.01 feet to the southeast corner of the said tract herein described;

THENCE South 88°35'00" West, a distance of 278.78 feet to the southwest corner of the said tract herein described;

THENCE North 00°41'00" West, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.1921 acres (8,367 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 November 29, 2023, job number 11-129742-23.

