

PROPERTY DESCRIPTION
280.923 ACRES

BEING 280.923 ACRES OF LAND OUT OF THE MATTHEW CARTWRIGHT SURVEY, ABSTRACT 135 MONTGOMERY COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 1,514.6647 ACRE TRACT DESCRIBED IN A DEED TO EBB FARMS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9703185, MONTGOMERY COUNTY DEED RECORDS. SAID 280.923 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 5/8 inch iron rod for the northeast corner of said 1,514.6647 acre tract and being the northwest corner of that certain called 40.00 acre tract described in a deed to Harold James Fife recorded under Montgomery County Film Code 922-01-1055 and also being in the south line of that certain called 105.94 acre tract of land described in a deed to Harrold Perkins Fife, et ux recorded in Volume 444, Page 390 Montgomery County Deed Records;

THENCE S 00°20'55" W with the common line of said 1,514.6647 acres and 40.00 acres of land a distance of 1,320.69 feet to an angle point said point being the northwest corner of that certain called 96.470 acres of land described in a deed to J.C. Edwards recorded in Volume 803, Page 212 of the Montgomery County Deed Records;

THENCE S 00°38'48" W with the common line of said 1,541.6647 acres and 96.470 acres of land a distance of 418.59 feet to a set 5/8 inch iron rod with cap stamped "Carter & Burgess" (hereinafter referred to as a 5/8 inch iron rod set) and being the POINT OF BEGINNING of herein described tract;

THENCE S 00°38'48" W continuing along said common line at a distance of 179.29 feet to a found concrete monument, at a distance of 664.90 feet to a found concrete monument, at a distance of 907.76 feet to a found concrete monument, at a distance of 1149.50 feet to a found concrete monument, in all a distance of 1,329.85 feet to a 5/8 inch iron rod set for corner;

THENCE N 88°29'33" W a distance of 4,250.66 feet to a 5/8 inch iron rod set for corner;

THENCE N 00°35'02" E a distance of 3,068.00 feet to a 5/8 inch iron rod set for corner in the south line of Deer Lake Lodges, Section Two recorded in Volume 7, Page 5 of the Montgomery County Map Records from which a 1/2 inch iron rod found at the southwest corner of Lot 77A of said Deer Lake Lodges Section Two bears N 89°24'58" W a distance of 10.00 feet;

THENCE S 89°24'58" E with the common line of said 1,541.6647 acres and Deer Lake Lodges, Section Two a distance of 209.10 feet to a 5/8 inch iron rod set for angle point said point being the southwest corner of that certain called 177.239 acre tract of land described in a deed to Edwin M. Blazek recorded under Montgomery County Film Code Number 999-01-1089 and also being the southeast corner of said Lot 77A;

THENCE N 89°58'08" E with the common line of said 1,541.6647 acres and 177.239 acres of land a distance of 2,387.67 feet to a found 1 inch iron pipe and being in the west line of said 105.94 acres of land;

THENCE S 00°43'19" E with the common line of said 1,541.6647 acres and 105.94 acres of land a distance of 90.80 feet to a found 5/8 inch iron rod for the southwest corner of said 105.94 acres of land;

THENCE S 89°17'41" E with the common line of said 1,541.6647 acres and 105.94 acres of land a distance of 1,147.88 feet to a 5/8 inch iron rod set for corner;

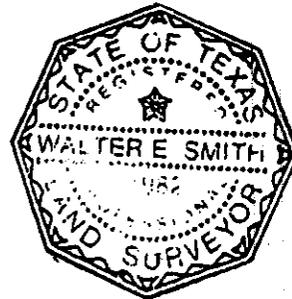
THENCE S 00°25'13" W a distance of 1,739.80 feet to a 5/8 inch iron rod set for corner;

THENCE S 89°21'12" E a distance of 500.00 feet to the POINT OF BEGINNING and containing 280.923 acres or 12,237,037 square feet of land.

All bearings are based on said 1,514.6647 acre tract deed recorded under Montgomery County Clerk's file number 9703185 and monuments found at the corners of the most southerly west line of said tract. Mention is made herein of the survey plat that accompanies this description.

Carter & Burgess, Inc.

Walter E. Smith
Registered Professional Land Surveyor



1982
Number

11/10/97
Date

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Revised: 11-10-97

FILED FOR RECORD

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MARIE J. BROWN, CLERK
MONTGOMERY COUNTY, TEXAS

dh

CLERK

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property of Montgomery County, Texas.

NOV 18 1997



Marie J. Brown
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

[Handwritten signature]

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blank sets, additions and changes were present at the time the instrument was filed and recorded.