

**TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
3.3814 ACRES (147,296 SQUARE FEET) SITUATED
IN THE JOHN R. COPELAND SURVEY, ABSTRACT 737, THE WIATT ANDERSON
SURVEY, ABSTRACT 53, AND THE LEVI JAMES SURVEY, ABSTRACT 292
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 3.3814 acres (147,296 square feet), situated in the John R. Copeland Survey, Abstract 737, the Wiatt Anderson Survey, Abstract 53, and the Levi James Survey, Abstract 292, Montgomery County, Texas, being part of a tract of land conveyed unto Gilman Franklin Rogers by deed as recorded under County Clerk's File No. 8132360 of the Official Public Records of Montgomery County, Texas, save and except that portion to Montgomery County as recorded under County Clerk's File No. 2006025488 of the Official Public Records of Montgomery County, Texas. Said 3.3814-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for the northeast corner of said tract herein described, being in the southwest line of said Montgomery County save and except tract, and marking the southeast corner of a tract of land conveyed unto Pence Investments LTD by deed as recorded under County Clerk's File No. 2016098744 of the Official Public Records of Montgomery County, Texas;

THENCE South 41°34'55" East, along said southwest line of Montgomery County tract, a distance of 180.32 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an upper southeast corner of said tract herein described;

THENCE South 86°57'53" West, a distance of 107.44 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an interior corner of said tract herein described;

THENCE South 03°02'07" East, a distance of 114.63 feet (called 115.95 feet) to a set 1/2-inch iron rod with cap marked "Survey 1" for the southerly southeast corner of said tract herein described;

THENCE South 86°46'23" West, a distance of 543.42 feet to a found 5/8-inch iron rod for the southwest corner of said tract herein described;

THENCE North 04°08'56" West, a distance of 257.53 feet (called 256.98 feet) to a found 1/2-inch iron rod for the northwest corner of said tract herein described;

THENCE North 86°57'53" East, a distance of 543.49 feet to the POINT OF BEGINNING and containing 3.3814 acres (147,296 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 Feb. 10, 2023, job number 2-120605-23.



**TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.4014 ACRES (17,484 SQUARE FEET) SITUATED
IN THE JOHN R. COPELAND SURVEY, ABSTRACT 737, THE WIATT ANDERSON
SURVEY, ABSTRACT 53, AND THE LEVI JAMES SURVEY, ABSTRACT 292
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.4014 acres (17,484 square feet), situated in the John R. Copeland Survey, Abstract 737, the Wiatt Anderson Survey, Abstract 53, and the Levi James Survey, Abstract 292, Montgomery County, Texas, being part of a tract of land conveyed unto Gilman Franklin Rogers by deed as recorded under County Clerk's File No. 8132360 of the Official Public Records of Montgomery County, Texas, save and except that portion to Montgomery County as recorded under County Clerk's File No. 2006025488 of the Official Public Records of Montgomery County, Texas. Said 0.4014-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" for the southeast corner of said tract herein described, being in the southwest line of said Montgomery County save and except tract, and marking the northeast corner of a tract of land conveyed unto CC SCOA III LP by deed as recorded under County Clerk's File No. 9521239 of the Official Public Records of Montgomery County, Texas;

THENCE South 86°46'23" West, a distance of 198.24 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southwest corner of said tract herein described;

THENCE North 03°02'07" West, a distance of 114.63 feet (called 115.95 feet) to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of said tract herein described;

THENCE North 86°57'53" East, a distance of 107.44 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the southwest line of said Montgomery County tract for the northeast corner of said tract herein described;

THENCE South 41°34'55" East, along said southwest line of said Montgomery County tract, a distance of 145.72 feet to the POINT OF BEGINNING and containing 0.4014 acres (17,484 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 Feb. 10, 2023, job number 2-120605-23.

