

EXHIBIT __, PAGE 1 OF 2 PAGES

County: Montgomery
Project: 30906 Walnut Creek Road

METES AND BOUNDS DESCRIPTION OF 5.014 ACRES

Being a tract of land containing 5.014 acres, located in the Solomon Brown Survey, Abstract Number 5, in Montgomery County, Texas; Said 5.014 acres being all of a called 5.014 acre tract of land recorded in the name of Mathew Wayne Helm, in Montgomery County Clerk's File Number (M.C.C.F. No.) 2020087300; Said 5.014 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING, at a 3/4-inch iron pipe found at the northwest corner of said 5.014 acre tract, same being the southwest corner of a called 2.261 acre tract of land recorded in the name of Linda Hearen in M.C.C.F. No. 2015074555, and being on the east Right-Of-Way (R.O.W.) line of Walnut Creek Road (fifty feet wide as monumented), for the northwest corner of the herein described tract;

THENCE, North 85° 45' 44" East, with the north line of said 5.014 acre tract and with the south line of said 2.261 acre tract, at 297.00 feet pass the southeast corner of said 2.261 acre tract, same being the southwest corner of a called 2.001 acre tract of land recorded in the name of Denisse Aida Alexander and Arturo Antonio Figueroa Jovel in M.C.C.F. No. 2021000302, continuing with the south line of said 2.001 acre tract a total distance of 556.74 feet to a 1/2-inch iron rod found at the northeast corner of said 5.014 acre tract, same being the southeast corner of said 2.001 acre tract, on the west line of Block 1, Brushy Oaks Section One, a subdivision recorded in Cabinet I, Sheet 176 of the Montgomery County Map Records, for the northeast corner of the herein described tract;

THENCE, South 03° 01' 01" East, with the east line of said 5.014 acre tract and with the west line of said Block 1, a distance of 392.94 feet to a 5/8-inch iron rod found at the southeast corner of said 5.014 acre tract, same being the northeast corner of a called 2.5067 acre tract of land recorded in the name of Darlene A. Schmall in M.C.C.F. No. 2006047521, for the southeast corner of the herein described tract;

THENCE, South 85° 45' 44" West, with the south line of said 5.014 acre tract and with the north line of said 2.5067 acre tract, a distance of 555.00 feet to a 5/8-inch iron rod found at the southwest corner of said 5.014 acre tract, same being the northwest corner of said 2.5067 acre tract, on the east R.O.W. line of Walnut Creek Road, for the southwest corner of the herein described tract;

THENCE, North 03° 16' 16" West, with the west line of said 5.014 acre tract and with the east R.O.W. line of said Walnut Creek Drive, a distance of 392.91 feet to the **POINT OF BEGINNING** and containing 5.014 acres of land.

A Standard Land Survey of the herein described tract was prepared in conjunction with and accompanies this description.



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