METES AND BOUNDS DESCRIPTION
15.238 ACRES IN THE
WILLIAM LANDRUM SURVEY, ABSTRACT 21
MONTGOMERY COUNTY, TEXAS

A 15.238-ACRE TRACT OF LAND SITUATED IN THE WILLIAM LANDRUM SURVEY, ABSTRACT 21, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CALLED 15.25-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALWYNE REAL ESTATE INVESTMENTS, LLC RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER 2016045551 OF THE OFFICIAL PUBLIC RECORDS, SAID 15.238-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a found 1/2-inch iron rod in the north right-of-way line of State Highway 105 (width varies) marking the common corner of a called 2.0-acre tract of land described in a deed to Billy Joe Gurka recorded in Volume 1065, Page 509 of the Montgomery County Deed Records and a called 80.8272-acre tract of land described in a deed to CMC Partnership, Ltd recorded under Montgomery County Clerk's File Number 2026024348, same being the southwest corner of an Access Easement recorded under Montgomery County Clerk's File Number 99028056 of the Official Public Records;

THENCE North 02°51'17" West, along the west line of said Access Easement and the east lines of said called 2.0-acre tract of land, a residue of a called 603.616-acre tract of land (Tract One) described in a deed to P6 Family Holdings, LLC recorded under Montgomery County Clerk's File Number 2023042096 of the Official Public Records and the west lines of said called 80.8272-acre tract of land, a called 3.147-acre tract of land described in a deed to Matthew T. Nickerson and wife, Jennifer C. Nickerson recorded under Montgomery County Clerk's File Number 2018084423 of the Official Public Records, and the residue of a called 126.108-acre tract of land (Tract 1) described in a deed to Twin Creeks Management, LLC recorded under Montgomery County Clerk's File Number 2020117352 of the Official Public Records, at 340.25 feet pass the southeast corner of the residue of said called 603.616-acre tract of land, from which a found 3/8-inch iron rod bears North 87°09' East, 0.8 feet, at 879.38 feet pass a found 1-inch iron bar marking the northwest corner of said called 3.147-acre tract of land and a northerly ell corner of said called 80.8272-acre tract of land, at 1,482.40 feet pass a found 5/8-inch iron rod with cap (illegible) marking the common corner of said called 80.8272-acre tract of land and the residue of said called 126.108-acre tract of land, continuing in all a total distance of 1,715.77 feet to a found 1-inch iron pipe in concrete marking a northeasterly ell corner of the residue of said called 603.616-acre tract of land and the southeast corner of said called 15.25-acre tract of land and **POINT OF BEGINNING** of the herein described tract of land;

(1) **THENCE** South 87°30'32" West, 531.21 feet along the common line of the residue of said called 603.616-acre tract of land and said called 15.25-acre tract of land to a found 1/2-inch iron rod marking the southeast corner of a called 117.61-acre tract of land described in a deed to Raymond E. Poole recorded under Montgomery County Clerk's File Number 9234283 of the Official Public Records and the southwest corner of said called 15.25-acre tract of land and of the herein described tract of land;

(2) **THENCE** North 02°53'29" West, 1,246.66 feet along the common line of said called 117.61-acre tract of land and said called 15.25-acre tract of land to a found 1/2-inch iron rod in the south line of a called 143.86-acre tract of land described in a deed to B. H. Griffin recorded under Montgomery County Clerk's File Number 9838979 of the Official Public Records marking the northeast corner of said called 117.61-acre tract of land and the northwest corner of said called 15.25-acre tract of land and of the herein described tract of land;

(3) **THENCE** North 87°01'54" East, 531.79 feet along the common line of said called 143.86-acre tract of land and said called 15.25-acre tract of land to a found 1-inch iron pipe in the west line of the residue of said called 126.108-acre tract of land marking the southeast corner of said called 143.86-acre tract of land and the northeast corner of said called 15.25-acre tract of land and of the herein described tract of land;

(4) **THENCE** South 02°51'52" East, 1,251.08 feet along the common line of the residue of said called 126.108-acre tract of land and said called 15.25-acre tract of land to the **POINT OF BEGINNING** and containing 15.238 acres (663,770 square feet) of land. This description accompanies a Standard Land Survey, prepared by KM Surveying, LLC and dated this the 12th day of August 2026.

KM SURVEYING, LLC

8/13/26

Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485
3902 Reese Road, Suite C-100
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Date: 8/12/2026 sem Job No: 1851-2623
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