

Not Exact Acreage

METES AND BOUNDS DESCRIPTION
5.000 ACRES (217,800 SQUARE FEET)
OUT OF CALLED 316.070 ACRES
H.T. & B. R.R. SURVEY, SEC. 3, A-283
MONTGOMERY COUNTY, TEXAS

Being a tract or parcel of land containing 5.000 acres (217,800 square feet) situated in the H.T. & B. R.R. Survey, Section 3, Abstract No. 283, in Montgomery County, Texas, and being out of that certain tract called 316.070 acres conveyed to Reddy Partnership/Kingwood, described in Montgomery County Clerk's File No. 2005-014012, said 5.000 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to Texas State Plane Coordinate System, Central Zone):

BEGINNING at a 5/8-inch iron rod set for the southeast corner of that certain tract called 2.9978 acres, being the Kingwood Diversion Ditch Easement as described in Vol. 823, Pg. 754, of the Deed Records of Montgomery County, being in the north right-of-way line of Northpark Drive (width varies) as dedicated in Vol. 797, Pg. 698, of the Deed Records of Montgomery County and in the south line of said 316.070 acre tract, being also the southwest corner of the herein described 5.000 acre tract, from which a 5/8-inch iron rod found for the southwest corner of said 316.070 acre tract bears S87°05'50"W, 230.00 feet;

THENCE North 02°54'10" West, along the east line of said ditch easement, a distance of 341.06 feet to a 5/8-inch iron rod set for the northwest corner of the herein described parcel;

THENCE North 87°05'50" East, a distance of 673.29 feet to a 5/8-inch iron rod set for the northeast corner of the herein described parcel;

THENCE South 02°54'10" East, a distance of 281.26 feet to a 5/8-inch iron rod set in the south line of said 316.070 acre tract, being the northerly right-of-way line of said Northpark Drive, for the southeast corner of the herein described parcel;

THENCE in a westerly direction, a distance of 600.00 feet along the northerly right-of-way line of said Northpark Drive, being the southerly line of said 316.070 acre tract, following the arc of a curve to the right, having a radius of 3000.00 feet and a central angle of 11°27'33" (Ch=S81°22'03"W, 599.00') to a 5/8-inch iron rod set a point of curvature, from which a found 5/8-inch iron rod bears N56°W, 0.39 feet;

THENCE South 87°05'50" West along the northerly right-of-way line of said Northpark Drive, being the southerly line of said 316.070 acre tract, a distance of 77.27 feet to the POINT OF BEGINNING and containing 5.000 acres (217,800 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 48-0603
June 13, 2006

