

METES AND BOUNDS DESCRIPTION
OF 56.67 ACRES OUT OF THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

A tract or parcel of land containing 56.67 acres (2,468,453 square feet) of land, situated in the John Corner Survey, Abstract No. 8, Montgomery County, Texas, and being a portion of a 56.7111 acre tract conveyed to J. Alan Kent Development, LLC, as recorded under Clerk's File No. 2017027979 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.) said 56.67 acre tract being more particularly described as follows, the basis of bearing is the monumented most westerly north line of said 56.7111 acre tract as described in 2017027979, O.P.R.M.C.:

BEGINNING at a 5/8-inch iron rod with cap (illegible) found at the point of tangency of a curve in the northerly right-of-way line of Lonestar Parkway (width varies), and recorded under Clerk's File No. 2004-134115 of the Official Public Record Records of Real Property Montgomery County, Texas (O.P.R.R.P.M.C.)

THENCE SOUTH 76 degrees 02 minutes 27 seconds WEST, 44.14 feet, with and adjoining said northerly line of Lonestar Parkway to the southwest corner of the herein described tract, also being the southeast corner of a 19.5939 acre tract conveyed to Shadow Creek Estates, LTD, as recorded under Clerk's File No. 2017090881 of the O.P.R.M.C., from which a 5/8-inch iron rod with cap (Glezman RPLS 4627) bears South 26 degrees 48 minutes 58 seconds East, 0.31 feet;

THENCE NORTH 13 degrees 56 minutes 40 seconds WEST, 631.37 feet, with and adjoining the easterly line of said Shadow Creek Estates, LTD tract, to a set 5/8-inch iron rod with cap (LJA Survey), for a westerly corner of the herein described tract;

THENCE NORTH 03 degrees 32 minutes 30 seconds WEST, 568.54 feet, with and adjoining the easterly line of said Shadow Creek Estates, LTD tract, to a 5/8-inch iron rod found, for a westerly corner of the herein described tract, also being the northeast corner of said Shadow Creek Estates, LTD tract and the southeast corner of the Buffalo Crossing plat as recorded in Cabinet Z, Sheet 1642 of the Montgomery County Map Records (M.C.M.R.);

THENCE NORTH 27 degrees 56 minutes 22 seconds EAST, 659.88 feet, with and adjoining the easterly line of said Buffalo Crossing plat, to 5/8-inch iron rod with cap (Town & Country) found for a westerly corner of the herein described tract;

THENCE NORTH 00 degree 12 minutes 04 seconds WEST, 100.04 feet, with and adjoining the easterly line of said Buffalo Crossing plat, to the northwest corner of the herein described tract, lying in a southerly line of Waterstone on Lake Conroe, Section One plat, as recorded in Cabinet Z, Sheet 1350 of the M.C.M.R. a point for corner, at 71.32 feet, passing a nail found in the top of the bulkhead;

THENCE with and adjoining the southerly line of said Waterstone on Lake Conroe, Section One plat, the following five (5) calls:

SOUTH 89 degrees 47 minutes 03 seconds EAST, 372.87 feet, to a point for corner;

NORTH 75 degrees 17 minutes 26 seconds EAST, 457.41 feet, to a point for corner;

NORTH 83 degrees 09 minutes 49 seconds EAST, 294.06 feet, to a point for corner;

SOUTH 54 degrees 28 minutes 58 seconds EAST, 75.41 feet, to a point for corner;

SOUTH 54 degrees 34 minutes 31 seconds EAST, 106.35 feet, to a point for corner, at 60.45 feet passing the southeast corner of said Waterstone on Lake Conroe, Section One plat, and with and adjoining a southerly line of a 155.2494 acre tract conveyed to Waterstone on Lake Conroe as recorded under Clerks File No. 2008-023660 of the O.P.R.R.P.M.C., also being a northerly line of a 0.83 acre Boundary Line Agreement tract as recorded under Clerk's File No. 2006-093056 of the O.P.R.R.P.M.C.;

THENCE NORTH 69 degrees 37 minutes 08 seconds EAST, 50.61 feet, with and adjoining a southerly line of said 155.2494 acre tract and a northerly line of said 0.83 acre Boundary Line Agreement, to a northerly corner of the herein described tract;

THENCE SOUTH 40 degrees 33 minutes 34 seconds EAST, 80.92 feet, with and adjoining a southerly line of said 155.2494 acre tract and a northerly line of said 0.83 acre Boundary Line Agreement, to a northerly corner of the herein described tract, also being a northerly corner of Grandview Section One plat, as recorded in Cabinet Y, Sheet 146 of the M.C.M.R.;

THENCE with and adjoining the westerly line of said Grandview Section One plat, also being the easterly line of said 0.83 acre Boundary Line Agreement tract, the following three (3) calls:

SOUTH 72 degrees 16 minutes 20 seconds WEST, 102.92 feet, to a set 5/8-inch iron rod with cap (LJA Survey) for an easterly corner of the herein described tract;

SOUTH 23 degrees 44 minutes 52 seconds WEST, 294.00 feet, to a found 5/8-inch iron rod with cap (Glezman RPLS 4627) for an easterly corner of the herein described tract;

SOUTH 05 degrees 20 minutes 37 seconds WEST, 176.94 feet, to an easterly corner of the herein described tract, from which an iron rod with cap (illegible) bears North 14 degrees 16 minutes 19 seconds East, 0.82 feet, at 91.98 feet passing the south corner of said 0.83 acre Boundary Line Agreement tract also being the north corner of a 0.72 acre Boundary Line Agreement tract as recorded under Clerk's File No. 2006-093056 of the O.P.R.R.P.M.C.;

THENCE with and adjoining the westerly line of said Grandview Section One plat, also being the westerly line of said 0.72 acre Boundary Line Agreement tract, the following five (5) calls:

SOUTH 14 degrees 28 minutes 08 seconds WEST, 171.11 feet, to a found 5/8-inch iron rod with cap (Glezman RPLS 4627) for an easterly corner of the herein described tract;

SOUTH 26 degrees 24 minutes 26 seconds EAST, 90.34 feet, to an easterly corner of the herein described tract, from which a found 5/8-inch iron rod with cap (Glezman RPLS 4627) bears North 04 degrees 49 minutes 30 seconds West, 0.33 feet;

SOUTH 05 degrees 57 minutes 54 seconds EAST, 127.78 feet, to an easterly corner of the herein described tract, from which a found 5/8-inch iron rod with cap (Glezman RPLS 4627) bears North 42 degrees 50 minutes 19 seconds West, 0.25 feet;

SOUTH 11 degrees 05 minutes 43 seconds WEST, 147.63 feet, to a set 5/8-inch iron rod with cap (LJA Survey) for an easterly corner of the herein described tract;

SOUTH 40 degrees 13 minutes 26 seconds EAST, 113.85 feet, to a set 5/8-inch iron rod with cap (LJA Survey) for an easterly corner of the herein described tract, at 64.64 feet passing the southerly corner of said 0.72 acre Boundary Line Agreement tract, also being the northerly corner of a 0.04 acre Boundary Line Agreement tract as recorded under Clerk's File No. 2006-093056 of the O.P.R.R.P.M.C.;

THENCE SOUTH 24 degrees 46 minutes 34 seconds EAST, 175.54 feet, with and adjoining the westerly line of said Grandview Section One plat, also being the easterly line of said 0.04 acre Boundary Line Agreement tract to an easterly corner of the herein described from which a found 3/4-inch iron rod bears North 47 degrees 01 minute 01 second East, 0.58 feet;

THENCE SOUTH 28 degrees 49 minutes 28 seconds EAST, 31.69 feet, with and adjoining the westerly line of said Grandview Section One plat, also being the easterly line of said 0.04 acre Boundary Line Agreement tract to an easterly corner of the herein described tract, to an easterly corner of the herein described from which a found 3/4-inch iron rod bears North 46 degrees 41 minute 42 second East, 0.28 feet;

THENCE SOUTH 03 degrees 53 minutes 33 seconds EAST, 347.78 feet, with and adjoining the westerly line of said Grandview Section One plat, also being the easterly line of said 0.04 acre Boundary Line Agreement tract to an easterly corner of the herein described tract, at 12.83 feet passing the south corner of said 0.04 acre Boundary Line Agreement tract, to an easterly corner of the herein described, also being the northeast corner of a 3.5819 acre tract conveyed to Consolidated Ventures, Inc. as recorded under Clerk's File No. 2017027089 of the O.P.R.M.C., from which a found 5/8-inch iron rod with cap (Glezman RPLS 4627) bears South 54 degrees 06 minute 40 seconds East, 0.46 feet;

THENCE NORTH 74 degrees 43 minutes 31 seconds WEST, 493.89 feet, with and adjoining a northerly line of said 3.5819 acre tract to a found 5/8-inch iron rod with cap (Glezman RPLS 4627) to a southerly corner of the herein described tract;

THENCE SOUTH 15 degrees 16 minutes 29 seconds WEST, 325.00 feet, with and adjoining a westerly line of said 3.5819 acre tract, to a southerly corner of the herein described tract lying in said northerly line of Lonestar Parkway, from which a 5/8-inch iron rod with cap (Glezman RPLS 4627) bears South 40 degrees 57 minutes 22 seconds East, 0.27 feet;

THENCE WESTERLY along a curve to the left, with and adjoining said northerly line of Lonestar Parkway, through a central angle of 10 degrees 39 minutes 01 seconds , to a found 5/8-inch iron rod for a southerly corner of the herein described tract, said curve having a radius of 2,150.00 feet, an arc length of 399.65 feet, and having a long chord bearing and distance of NORTH 87 degrees 32 minutes 34 seconds WEST, 399.08 feet;

THENCE SOUTH 80 degrees 16 minutes 35 seconds WEST, 105.10 feet, with and adjoining said northerly line of Lonestar Parkway, to a non-tangent curve and southerly corner of the herein described tract, from which a found 5/8-inch iron rod with cap (Carter & Burgess) bears North 10 degrees 32 minutes 06 seconds East, 0.44 feet;

THENCE WESTERLY along a curve to the left, with and adjoining said northerly line of Lonestar Parkway, through a central angle of 08 degrees 17 minutes 49 seconds , to the POINT OF BEGINNING and containing 56.67 acres (2,468,453 Square Feet) of land, said curve having a radius of 2,139.89 feet, an arc length of 309.87 feet, and having a long chord bearing and distance of SOUTH 80 degrees 11 minutes 20 seconds WEST, 309.60 feet.

LJAS332-2201

