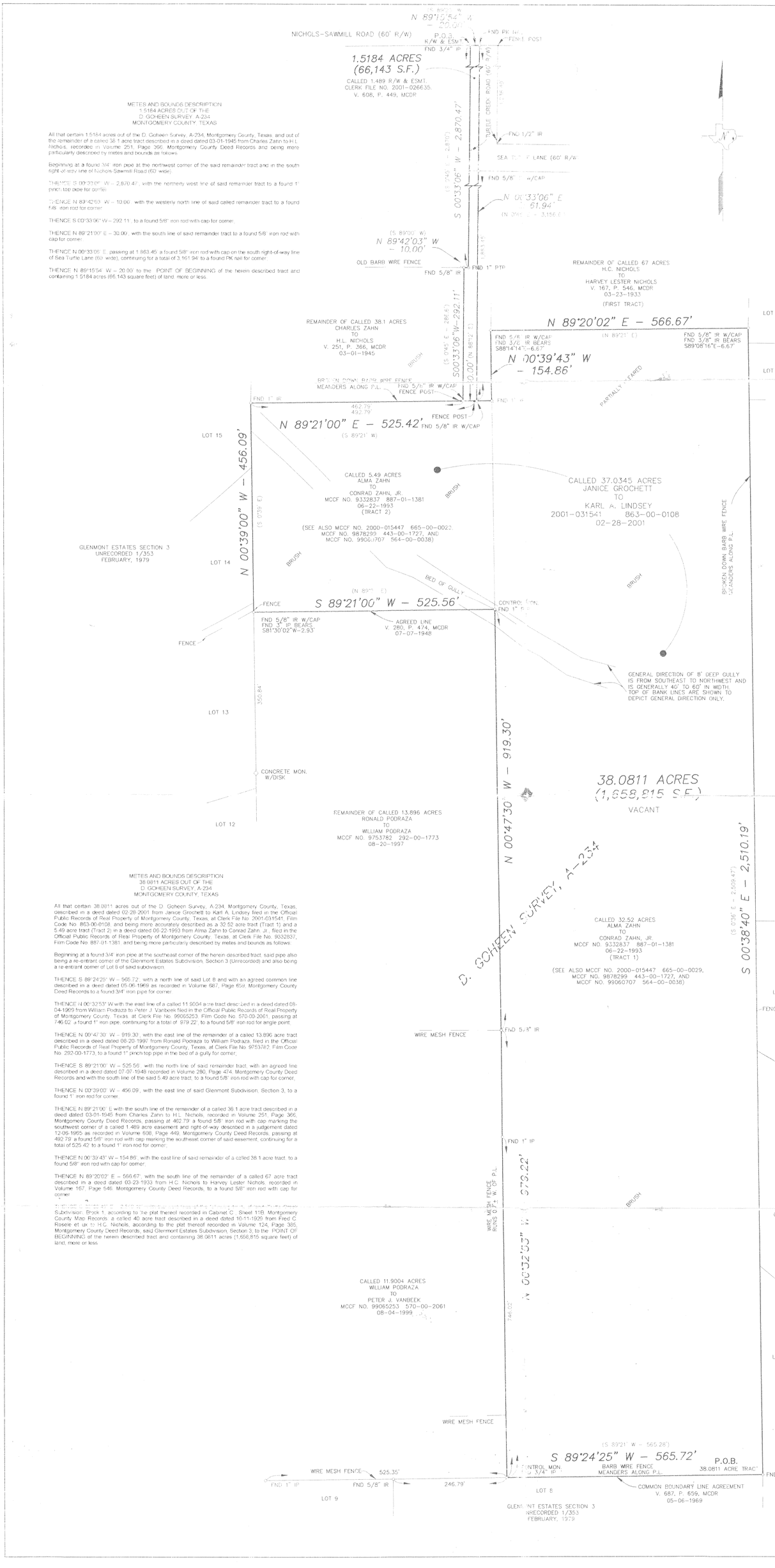

METES AND BOUNDS DESCRIPTION
1.5184 ACRES OUT OF THE
D. GOHEEN SURVEY, A-234
MONTGOMERY COUNTY, TEXAS

All that certain 1.5184 acres out of the D. Goheen Survey, A-234, Montgomery County, Texas, and out of the remainder of a called 38.1 acre tract described in a deed dated 03-01-1945 from Charles Zahn to H.L. Nichols, recorded in Volume 251, Page 366, Montgomery County Deed Records and being more particularly described by metes and bounds as follows:

Beginning at a found 3/4" iron pipe at the northwest corner of the said remainder tract and in the south right-of-way line of Nichols-Sawmill Road (60' wide);

THENCE S 00°33'06" W – 2,870.47', with the northerly west line of said remainder tract to a found 1" pinch top pipe for corner;

THENCE N 89°42'03" W – 10.00', with the westerly north line of said called remainder tract to a found 5/8" iron rod for corner;

THENCE S 00°33'06" W – 292.11', to a found 5/8" iron rod with cap for corner;

THENCE N 89°21'00" E – 30.00', with the south line of said remainder tract to a found 5/8" iron rod with cap for corner;

THENCE N 00°33'06" E, passing at 1,863.45' a found 5/8" iron rod with cap on the south right-of-way line of Sea Turtle Lane (60' wide), continuing for a total of 3,161.94' to a found PK nail for corner;

THENCE N 89°15'54" W – 20.00' to the POINT OF BEGINNING of the herein described tract and containing 1.5184 acres (66,143 square feet) of land, more or less.

METES AND BOUNDS DESCRIPTION
38.0811 ACRES OUT OF THE
D. GOHEEN SURVEY, A-234
MONTGOMERY COUNTY, TEXAS

All that certain 38.0811 acres out of the D. Goheen Survey, A-234, Montgomery County, Texas, described in a deed dated 02-28-2001 from Janice Grochett to Karl A. Lindsey filed in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk File No. 2001-031541, Film Code No. 863-00-0108, and being more accurately described as a 32.52 acre tract (Tract 1) and a 5.49 acre tract (Tract 2) in a deed dated 06-22-1993 from Alma Zahn to Conrad Zahn, Jr., filed in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk File No. 9332837, Film Code No. 887-01-1381, and being more particularly described by metes and bounds as follows:

Beginning at a found 3/4" iron pipe at the southeast corner of the herein described tract, said pipe also being a re-entrant corner of the Glenmont Estates Subdivision, Section 3 (unrecorded) and also being a re-entrant corner of Lot 8 of said subdivision;

THENCE S 89°24'25" W – 565.72', with a north line of said Lot 8 and with an agreed common line described in a deed dated 05-06-1969 as recorded in Volume 687, Page 659, Montgomery County Deed Records to a found 3/4" iron pipe for corner;

THENCE N 00°32'33" W with the east line of a called 11.9004 acre tract described in a deed dated 08-04-1969 from William Podraza to Peter J. Vanbeek filed in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk File No. 99065253, Film Code No. 570-00-2061, passing at 746.02', a found 1" iron pipe, continuing for a total of 979.22', to a found 5/8" iron rod for angle point;

THENCE N 00°47'30" W – 919.30', with the east line of the remainder of a called 13.896 acre tract described in a deed dated 08-20-1997 from Ronald Podraza to William Podraza, filed in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk File No. 9753782, Film Code No. 292-00-1773, to a found 1" pinch top pipe in the bed of a gully for corner;

THENCE S 89°21'00" W – 525.56', with the north line of said remainder tract, with an agreed line described in a deed dated 07-07-1948 recorded in Volume 280, Page 474, Montgomery County Deed Records and with the south line of the said 5.49 acre tract, to a found 5/8" iron rod with cap for corner;

THENCE N 00°39'00" W – 456.09', with the east line of said Glenmont Subdivision, Section 3, to a found 1" iron rod for corner;

THENCE N 89°21'00" E with the south line of the remainder of a called 38.1 acre tract described in a deed dated 03-01-1945 from Charles Zahn to H.L. Nichols, recorded in Volume 251, Page 366, Montgomery County Deed Records, passing at 462.79' a found 5/8" iron rod with cap marking the southwest corner of a called 1.489 acre easement and right-of-way described in a judgement dated 12-06-1965 as recorded in Volume 608, Page 449, Montgomery County Deed Records, passing at 492.79' a found 5/8" iron rod with cap marking the southeast corner of said easement, continuing for a total of 525.42' to a found 1" iron rod for corner;

THENCE N 00°39'43" W – 154.86', with the east line of said remainder of a called 38.1 acre tract, to a found 5/8" iron rod with cap for corner;

THENCE N 89°20'02" E – 566.67', with the south line of the remainder of a called 67 acre tract described in a deed dated 03-23-1933 from H.C. Nichols to Harvey Lester Nichols, recorded in Volume 167, Page 546, Montgomery County Deed Records, to a found 5/8" iron rod with cap for corner;

THENCE S 00°33'06" W – 292.11', with the east line of the remainder of a called 38.1 acre tract, to a found 5/8" iron rod with cap for corner;

THENCE N 89°20'02" E – 566.67', with the south line of the remainder of a called 67 acre tract described in a deed dated 03-23-1933 from H.C. Nichols to Harvey Lester Nichols, recorded in Volume 167, Page 546, Montgomery County Deed Records, to a found 5/8" iron rod with cap for corner;

THENCE S 00°39'43" E – 154.86', with the east line of said remainder of a called 38.1 acre tract, to a found 5/8" iron rod with cap for corner;

THENCE S 89°21'00" E – 525.42', with the south line of the remainder of a called 38.1 acre tract described in a deed dated 03-01-1945 from Charles Zahn to H.L. Nichols, recorded in Volume 251, Page 366, Montgomery County Deed Records, passing at 462.79' a found 5/8" iron rod with cap marking the southwest corner of a called 1.489 acre easement and right-of-way described in a judgement dated 12-06-1965 as recorded in Volume 608, Page 449, Montgomery County Deed Records, passing at 492.79' a found 5/8" iron rod with cap marking the southeast corner of said easement, continuing for a total of 525.42' to a found 1" iron rod for corner;

THENCE N 00°39'00" W – 456.09', with the east line of said Glenmont Subdivision, Section 3, to a found 1" iron rod for corner;

THENCE N 89°21'00" E with the south line of the remainder of a called 38.1 acre tract described in a deed dated 03-01-1945 from Charles Zahn to H.L. Nichols, recorded in Volume 251, Page 366, Montgomery County Deed Records, passing at 462.79' a found 5/8" iron rod with cap marking the southwest corner of a called 1.489 acre easement and right-of-way described in a judgement dated 12-06-1965 as recorded in Volume 608, Page 449, Montgomery County Deed Records, passing at 492.79' a found 5/8" iron rod with cap marking the southeast corner of said easement, continuing for a total of 525.42' to a found 1" iron rod for corner;

THENCE N 00°39'43" W – 154.86', with the east line of said remainder of a called 38.1 acre tract, to a found 5/8" iron rod with cap for corner;

THENCE N 89°20'02" E – 566.67', with the south line of the remainder of a called 67 acre tract described in a deed dated 03-23-1933 from H.C. Nichols to Harvey Lester Nichols, recorded in Volume 167, Page 546, Montgomery County Deed Records, to a found 5/8" iron rod with cap for corner;

THENCE S 00°33'06" W – 292.11', with the east line of the remainder of a called 38.1 acre tract, to a found 5/8" iron rod with cap for corner;

THENCE S 89°24'25" W – 565.72', with the south line of said remainder tract, with an agreed common line described in a deed dated 05-06-1969 as recorded in Volume 687, Page 659, Montgomery County Deed Records, to a found 3/4" iron pipe for corner;

THENCE N 00°32'33" W with the east line of a called 11.9004 acre tract described in a deed dated 08-04-1969 from William Podraza to Peter J. Vanbeek filed in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk File No. 99065253, Film Code No. 570-00-2061, passing at 746.02', a found 1" iron pipe, continuing for a total of 979.22', to a found 5/8" iron rod for angle point;

THENCE N 00°47'30" W – 919.30', with the east line of the remainder of a called 13.896 acre tract described in a deed dated 08-20-1997 from Ronald Podraza to William Podraza, filed in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk File No. 9753782, Film Code No. 292-00-1773, to a found 1" pinch top pipe in the bed of a gully for corner;

THENCE S 89°21'00" W – 525.56', with the north line of said remainder tract, with an agreed line described in a deed dated 07-07-1948 recorded in Volume 280, Page 474, Montgomery County Deed Records and with the south line of the said 5.49 acre tract, to a found 5/8" iron rod with cap