

CALLED 10,758.6 ACRES  
J.C. DAVIS  
WARRANTY DEED  
AUGUST 14, 1978  
VOL 1084, PG 436  
MCDR

STATE OF TEXAS  
COUNTY OF MONTGOMERY

A METES AND BOUNDS description of a 9.001 acre tract of land situated in the John B. Richards Survey, Abstract Number 448, Montgomery County, Texas; being all of a called 9.0211 acre tract conveyed to Mitchell Energy Corporation by General Warranty Deed dated August 12, 1993 and filed for record under Clerk's File No. 9344905 of the Montgomery County Official Public Records of Real Property and described as 9.1896 acres SAVE AND EXCEPT a 0.1685 acre right-of-way road easement and filed for record in Volume 1086, Page 233 of the Montgomery County Deed Records; said 9.001 acres being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone:

**BEGINNING** at a set 3/4-inch iron rod (with cap stamped 'JonesCarter Property Corner') in the west right-of-way of F.M. 149 Spur (approximate width measures 57 feet as referenced under Clerk's File No. 9543197 of the Montgomery County Official Public Records of Real Property) for the southeast corner of a called 2.9118 Acres conveyed to A.F./J.G. 15 LLC by Special Warranty Deed dated December 31, 2015 and filed for record under Clerk's File No. 2015125469 of the Montgomery County Official Public Records of Real Property and the northeast corner of the herein described tract from which a found 5/8-inch iron rod bears North 86°40'00" East, 1.28 feet, and a found 5/8-inch iron rod (with cap stamped 'RPLS 1628') bears North 01°38'04" West, 199.88 feet;

**THENCE** South 02°14'06" East, 283.83 feet along the west right-of-way of said F.M. 149 Spur common to the east line of the herein described tract to a found 5/8-inch iron rod for an angle point from which a found 60-D nail bears South 86°11'45" West, 10.02 feet and a 5/8-inch iron rod bears South 86°19'57" West, 13.71 feet;

**THENCE** South 02°15'13" East, 103.56 feet continuing along said common line to a set 3/4-inch iron rod (with cap stamped 'JonesCarter Property Corner') for the northeast corner of a called 5.92 acres conveyed to Jeramiha Anderson and wife, Susan Anderson by General Warranty Deed with third party vendor's lien dated January 16, 2013 and filed for record under Clerk's File No. 2013005965 of the Montgomery County Official Public Records of Real Property and the southeast corner of the herein described tract;

**THENCE** South 86°36'10" West, along the north line of said 5.92 acres common to the south line of the herein described tract, passing a found 1/2-inch iron pipe at 4.64 feet, 0.34 feet left, passing a found 5/8-inch iron rod at 9.72 feet, passing a found 1/2-inch iron pipe at 9.76 feet, passing a found 5/8-inch iron rod at 763.93 feet for the northeast corner of a called 5.648 acres (Tract A) conveyed to Michael G. Cleveland and Spouse, Susan C. Cleveland by Warranty Deed with Vendor's Lien dated September 24, 2003 and filed for record under Clerk's File No. 2003-119746 of the Montgomery County Official Public Records of Real Property and the northeast corner of a called 5.683 acres conveyed to S.S. Reed ET UX Ellen Reed by Warranty Deed dated May 10, 1979 and filed for record under Clerk's File No. 7927407 of the Montgomery County Official Public Records of Real Property and the northeast corner of the aforesaid 0.1685 acre right-of-way road easement and the southeast corner of the herein described tract;

**THENCE** North 44°13'15" East, 76.71 feet along the east line of said 0.1685 acre road easement common to a southwest line of the herein described tract to a set 3/4-inch iron rod (with cap stamped 'JonesCarter Property Corner') for an angle point;

**THENCE** North 32°43'31" East, 130.10 feet continuing along said common line to an angle point;

**THENCE** North 66°08'16" East, 66.47 feet continuing along said common line to a point for the northeast corner of said 0.1685 acre road easement and an interior southwest corner of the herein described tract;

**THENCE** North 23°51'44" West, 26.41 feet continuing along said common line to a point for the most northerly northeast corner of said 0.1685 acre road easement and interior southwest corner of the herein described tract;

**THENCE** South 66°08'16" West, 24.20 feet along a north line of said 0.1685 acre road easement common to an interior southwest line of the herein described tract to an angle point;

**THENCE** North 57°57'37" West, 43.63 feet continuing along said common line to a found 5/8-inch iron rod for the northeast corner of said 0.1685 acre road easement and angle point of the herein described tract;

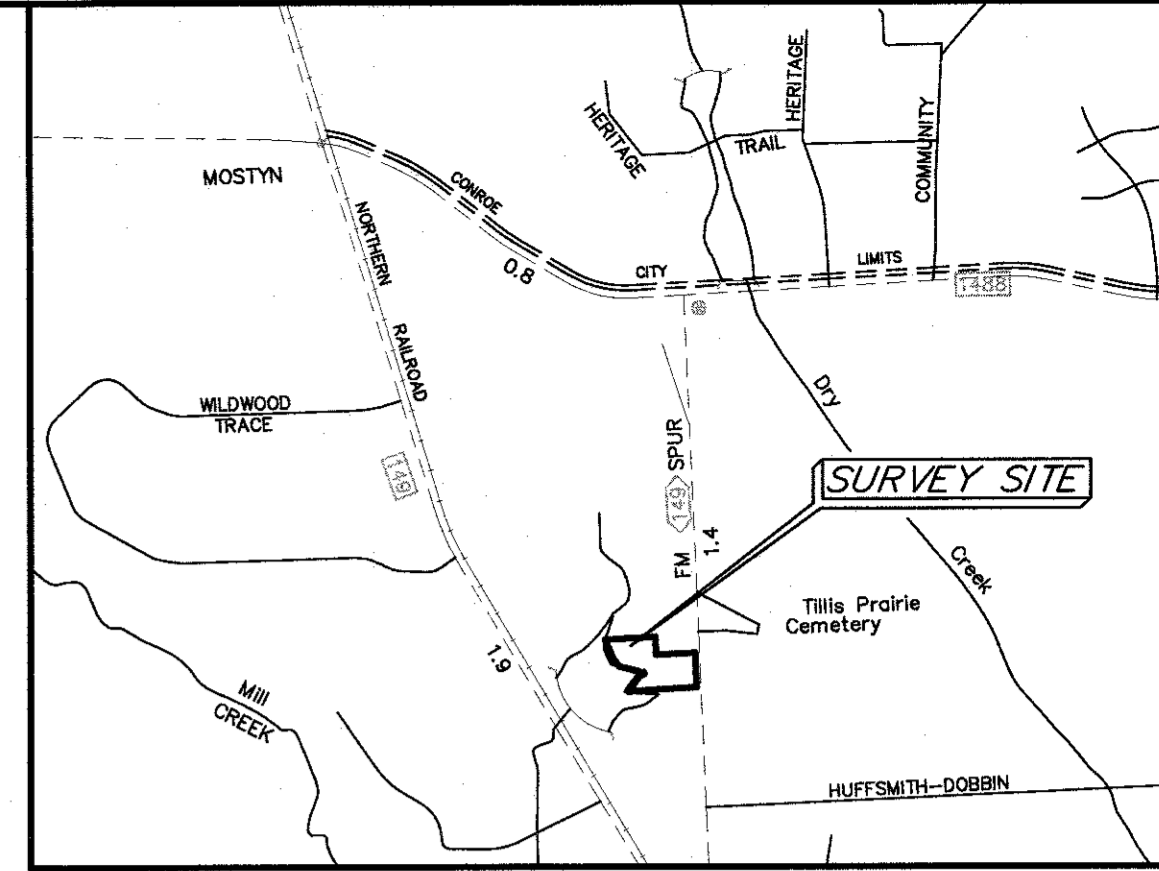
**THENCE** North 76°20'09" West, 214.44 feet along the west line of the herein described tract to a found 5/8-inch iron rod for an angle point;

**THENCE** North 39°05'05" West, 103.76 feet continuing along said west line to a found 5/8-inch iron rod for an angle point;

**THENCE** North 23°40'42" West, 234.90 feet continuing along said west line to a found 5/8-inch iron rod (with cap stamped 'RPLS 1628') in the south line of a called 10,758.6 acres conveyed to J.C. Davis by Warranty Deed dated August 14, 1978 and filed for record in Volume 1084, Page 436 of the Montgomery County Deed Records for the northwest corner of the herein described tract;

**THENCE** South 01°56'22" East, 200.00 feet along the west line of said 2.9118 acres and a north line of the herein described tract to a set 100-D nail for the southwest corner of said 2.9118 acres and interior north corner of the herein described tract;

**THENCE** North 86°40'00" East, 433.98 feet along the south line of said 2.9118 acres common to the north line of the herein described tract to the POINT OF BEGINNING, CONTAINING 9.001 acres of land in Montgomery County, Texas as shown on drawing number 9634.



VICINITY MAP

GENERAL NOTES:

- Item No. 100 of Schedule B mentions an un-located easement for telephone and telephone lines, and the equipment and apparatus therefor, as granted to Stancord Pipe Line Company by instrument dated May 18, 1946, recorded in Volume 279, Page 226 of the Montgomery County Deed Records. (As to Tract 7)
- Intentionally deleted.
- According to Item No. 10Q of Schedule B of said Commitment for Title Insurance, the tract is subject to an undivided 1/84th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are conveyed to Moran Oil Company by instrument filed for record in Volume 216, Page 260 of the Montgomery County Deed Records. (As to Tract 7)
- According to Item No. 10R of Schedule B of said Commitment for Title Insurance, the tract is subject to an undivided 1/84th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are conveyed to Gar-Flu Oil Company by instrument filed for record in Volume 220, Page 27 of the Montgomery County Deed Records. (As to Tract 7)
- According to Item No. 10S of Schedule B of said Commitment for Title Insurance, the tract is subject to an undivided 1/32nd royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are reserved by Florence M. Mostyn by instrument filed for record in Volume 217, Page 637 of the Montgomery County Deed Records. (As to Tract 7)
- According to Item No. 10T of Schedule B of said Commitment for Title Insurance, the tract is subject to an undivided 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are reserved by Florence M. Mostyn by instrument filed for record in Volume 308, Page 107 of the Montgomery County Deed Records. (As to Tract 7)
- According to Item No. 10U of Schedule B of said Commitment for Title Insurance, the tract is subject to an oil, gas and mineral lease dated December 8, 1989, filed for record under Clerk's File No. 9000555 of the Montgomery County Official Public Records of Real Property, in favor of Mitchell Energy Corporation. (As to Tract 7)
- According to Item No. 10V of Schedule B of said Commitment for Title Insurance, the tract is subject to oil, gas and mineral leases of various dates, filed for record under Clerk's File No. 9416033, 9416034, 9416035, 9416036, 9416037, 9416038, 9416039, 9416040, 9416041, 9416042, 9416043, 9416044, 9416045, 9416046, 9416047, 9416048, 9416049, 9416050, 9416051, 9416052, 9416053, 9416054, 9416055, 9416056, 9416057, 9416058, 9416059, 9416060, 9416061, 9416062, 9416063, 9416064, 9416065, 9416066, 9416067, 9416068, 9416069, 9416070, 9416071, 9416072, 9416073, 9416074, 9416075, 9416076, 9416077, 9416078, 9416079, 9416080, 9416081, 9416082, 9416083, 9416084, 9416085, 9416086, 9416087, 9416088, 9416089, 9416090, 9416091, 9416092, 9416093, 9416094, 9416095, 9416096, 9416097, 9416098, 9416099, 9416100, 9416101, 9416102, 9416103, 9416104, 9416105, 9416106, 9416107, 9416108, 9416109, 9416110, 9416111, 9416112, 9416113, 9416114, 9416115, 9416116, 9416117, 9416118, 9416119, 9416120, 9416121, 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