A tract of land situated in the E.H. Yeiser Survey, Abstract No. 731, Montgomery County, Texas, being a part or a portion out of a 31.349 acre tract, said 31.497 tract being in the Reuben Copeland Survey, Abstract No. 671, and being in the Charles Stephens Survey, Abstract No. 483, Montgomery County, Texas, same being a tract of land conveyed to Jim Wooten and wife, Mary Wooten, by deed recorded in County Clerk's File No. 2014001056, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being in the West line of Piney Woods Subdivision, according to the map or plat thereof recorded in Volume 7, Page 77, Map Records of Montgomery County, Texas, and being the Northeast corner of that tract of land conveyed to Rocio Ivett Chape, by deed recorded in County Clerk's File No. 2014011449, Official Public Records of Montgomery County, Texas, from which a 1/2 inch iron rod bears South 89 degrees 26 minutes 33 seconds West, a distance of 241.87 feet for witness;

THENCE South 87 degrees 52 minutes 34 seconds West, along the North line of said Chapa tract, a distance of 272.75 feet to a 1/2 inch iron pipe found for corner, said corner being the Northeast corner of that tract of land conveyed to Roel D, Chapa Salinas, by deed recorded in County Clerk's File No. 2013104319, Official Public Records of Montgomery County, Texas;

THENCE South 87 degrees 42 minutes 12 seconds West, along the North line of said Salinas tract, a distance of 230.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Texas Building Serving Enterprise Inc.,by deed recorded in County Clerk's File No. 2021034413, Official Public Records of Montgomery County, Texas;

THENCE South 87 degrees 41 minutes 53 seconds West, along the North line of said Texas Building Serving Enterprise Inc. tract, a distance of 199.68 feet to a 1/2 inch iron rod found for corner, said corner being in the Northeast line of FM 1314 (public right-of-way), being the beginning of a non-tangent curve turning to the left, with a radius of 1482.40 feet, a delta angle of 17 degrees 18 minutes 58 seconds, a chord bearing of North 15 degrees 02 minutes 50 seconds West, and a chord length of 446.31 feet;

THENCE along said curve to the left, along the Northeast line of said FM 1314, an arc length of 448.01 feet to a 1/2 inch iron rod found for corner, said corner being in the Southeast line of Village Way Drive (variable width right-of-way);

THENCE North 65 degrees 22 minutes 58 seconds East, along the Southeast line of said Village Way Drive, a distance of 99.64 feet to a point for corner, from which a 1/2 inch iron rod bears North 39 degrees 20 minutes 21 seconds East, a distance of 0.55 feet for witness;

THENCE North 54 degrees 04 minutes 22 seconds East, along the Southeast line of said Village Way Drive, a distance of 152.97 feet to a 3/8 inch iron rod found for corner; from which a 3/8 inch iron rod bears North 45 degrees 12 minutes 42 seconds East, a distance of 0.38 feet for witness;

THENCE North 65 degrees 22 minutes 58 seconds East, along the Southeast line of said Village Way Drive, a distance of 25.83 feet to a 3/8 inch iron rod found for corner;

THENCE North 44 degrees 54 minutes 32 seconds East, along the Southeast line of said Village Way Drive, a distance of 178.64 feet to a 3/8 inch iron rod found for corner, from which a 3/8 inch iron rod bears North 55 degrees 58 minutes 26 seconds East, a distance of 0.55 feet for witness;

THENCE North 27 degrees 22 minutes 58 seconds East, along the Southeast line of said Village Way Drive, a distance of 487.25 feet to a "60d" nail found for corner, said corner being the beginning of a tangent curve turning to the right, with a radius of 210.00 feet, a delta angle of 60 degrees 31 minutes 33 seconds, a chord bearing of North 57 degrees 38 minutes 45 seconds East, and a chord length of 211.67 feet;

THENCE along said curve to the right, along the Southeast line of said Village Way Drive, an arc length of 221.84 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to C & C Nash Investments, LLC, by deed recorded in County Clerk's File No. 2021062156, Official Public Records of Montgomery County, Texas, from which a 3/8 inch iron rod bears South 07 degrees 09 minutes 28 seconds West, a distance of 9.33 feet for witness;

THENCE South 02 degrees 44 minutes 21 seconds East, along the West line of said Nash Investments tract, a distance of 156.31 feet to a 1/2 inch iron rod found for corner, said corner being in the Northwest corner of said Piney Woods Subdivision;

THENCE South 02 degrees 15 minutes 52 seconds East, along the West line of said Piney Woods Subdivision, a distance of 284.61 feet to a 3/8 inch iron rod found for corner;

THENCE South 02 degrees 16 minutes 51 seconds East, along the West line of said Piney Woods Subdivision, a distance of 335.33 feet to a point for corner;

THENCE South 02 degrees 42 minutes 02 seconds East, along the West line of said Piney Woods Subdivision, a distance of 199.42 feet to a point for corner;

THENCE South 02 degrees 12 minutes 00 seconds East, along the West line of said Piney Woods Subdivision, a distance of 243.53 feet to the POINT OF BEGINNING and containing 613,478.22 square feet or 14.08 acres of land.