

**TRACT 2:
DESCRIPTION OF A TRACT OF LAND CONTAINING
3,000 ACRES (130,680 SQUARE FEET) SITUATED
IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 3,000 acres (130,680 square feet), situated in the Benjamin Rigbsy Survey, Abstract 31, Montgomery County, Texas being part of a tract of land conveyed by deed unto William G. Burson (Exhibit A3 – called 5,959 acres) as recorded under County Clerk's File No. 2022104148 of the Official Public Records of Montgomery County, Texas (*bearing basis*), and being out of and a part of a called 177,608 acre tract of land as recorded in Volume 904, Page 488 of the Deed Records of Montgomery County, Texas. Said 3,000-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point marking the northeast corner of the said called 177,608 acre tract, and lying within the right-of-way of Sharp Road (variable width) and being in the south right-of-way line of Henson Road (variable width), for the northeast corner of the said tract herein described (from which a 'mag' nail bears North 02°41' West, a distance of 28.1 feet);

THENCE South 01°23'54" East, a distance of 510.00 feet to a point in the north right-of-way line of Quiet Hollow (variable width) to the southeast corner of the said tract herein described;

THENCE South 88°14'24" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 28.00 feet for reference in the west right-of-way line of said Sharp Road, and continue along the north right-of-way line of said Quiet Hollow, in all a total distance of 259.13 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North 00°25'49" West, a distance of 515.94 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the south right-of-way line of said Henson Road for the northwest corner of the said tract herein described;

THENCE North 89°34'11" East, along the south right-of-way line of said Henson Road, a distance of 250.44 feet to the POINT OF BEGINNING and containing 3,000 acres (130,680 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated April 28, 2026, job number 4-164331-26.

