



Being a tract of land situated in the Matthew Morse Survey, Abstract No. 338, Montgomery County, Texas, same being a tract of land conveyed to Jan Null and Sundi Wheat, by deed recorded in Instrument Number 2019000580, Official Public Records of Montgomery County, Texas, also known as Tract 15A of Hillcrest Subdivision, an unrecorded Subdivision in Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4 inch iron pipe found for corner, said corner being the South corner of that tract of land conveyed to David E. Steen and wife, Connie A. Steen, by deed recorded in Instrument Number 2010-000933, Official Public Records of Montgomery County, Texas, and being along the Northwest line of a tract of land conveyed to Richard Brandt and Monica Brandt, husband and wife, by deed recorded in Instrument Number 2013070126, Official Public Records of Montgomery County, Texas;

THENCE South 44 degrees 24 minutes 28 seconds West, along the Northwest line of said Brandt tract, a distance of 286.51 feet to a point for corner, said corner being the East corner of a tract of land conveyed to Lemuel Elijah Dunn, III, by deed recorded in Instrument Number 2002-027127, Official Public Records of Montgomery County, Texas, from which a fence found bears South 33 degrees 48 minutes 19 seconds West, a distance of 1.04 feet for witness;

THENCE North 44 degrees 16 minutes 09 seconds West, along the Northeast line of said Dunn tract, a distance of 629.44 feet to a 5/8 inch iron rod found for corner, said corner being along the Southeast line of Rose Royal Drive (public right-of-way);

THENCE North 64 degrees 46 minutes 57 seconds East, along the Southeast line of said Rose Royal Drive, a distance of 302.66 feet to a 1 inch iron pipe found for corner, said corner being along the Southwest line of said Steen tract;

THENCE South 44 degrees 18 minutes 27 seconds East, along the Southwest line of said Steen tract, a distance of 524.04 feet to the POINT OF BEGINNING and containing 165,087 square feet or 3.79 acres of land.