

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.2250 ACRES (9,800 SQUARE FEET) SITUATED
IN THE J.J. FOSTER SURVEY, ABSTRACT 204
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.2250 acres (9,800 square feet), situated in the J.J. Foster Survey, Abstract 204, Montgomery County, Texas, being all of a tract of land conveyed by deed unto Allen Lebouf in County Clerk's File No. 2016051558 of the Official Public Records of Montgomery County, Texas, said Lebouf tract being commonly known as Lot 145 of Hidden Forest Estate, Section 1, as recorded in Volume 632, Page 472 of the Official Public Records of Montgomery County, Texas. Said 0.2250-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Lot 150 of said Hidden Forest Estates, said point being located at the intersection of the east right-of-way line of Oak Drive (60.00 feet wide) with the north right-of-way line of Pine Lane (60.00 feet wide);

THENCE North, along the east right-of-way line of said Oak Drive, a distance of 350.00 feet to a found 1/2-inch iron rod for the southwest corner and **POINT OF BEGINNING** of the said tract herein described;

THENCE North, continuing along said east right-of-way line, a distance of 70.00 feet to a found 1/2-inch iron rod for the northwest corner of the said tract herein described;

THENCE East, a distance of 140.00 feet for the northeast corner of the said tract herein described (from which a 1/2-inch iron pipe bears South 44°47' West – 0.9 feet);

THENCE South, a distance of 70.00 feet to a found 1/2-inch iron rod for the southeast corner of the said tract herein described;

THENCE West, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 0.2250 acres (9,800 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 Oct. 8, 2021, job number 9-102951-21.



A handwritten signature in blue ink, appearing to read "R. Fussell", written over the seal.