

**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 155 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 southeast corner of Lot 151 of said Hidden Forest Estates, said point being located at the intersection of the west right-of-way line of Holly Drive (60.00 feet wide) with the north right-of-way line of Pine Lane (60.00 feet wide);

THENCE North, along the west right-of-way line of said Holly Drive, a distance of 280.00 feet to a found 1/2-inch iron rod for the southeast corner and POINT OF BEGINNING of the said tract herein described;

THENCE West, a distance 140.00 feet for the southwest corner of the said tract herein described (from which a 2-inch metal post bears South 07°19' West – 2.3 feet);

THENCE North, 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 4-inch wood post bears North 40°04' East – 0.5 feet);

THENCE South, a distance of 70.00 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 9-102953-21.



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