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To: Prospective Buyer

From: Compass RE Texas LLC (Broker)

Property Address: 2 Lenox Hill Dr, The Woodlands, TX 77382

Date: 06/02/2026

(1) Broker obtained the attached information, identified as Appraisal Sketch

from Rick Taylor Montgomery Appraisals, LLC

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Compass RE Texas LLC

Broker

By: Kathleen Merchant

eSign
Kathleen Merchant
06/03/26 - 01:28 PM CDT

06/03/2026

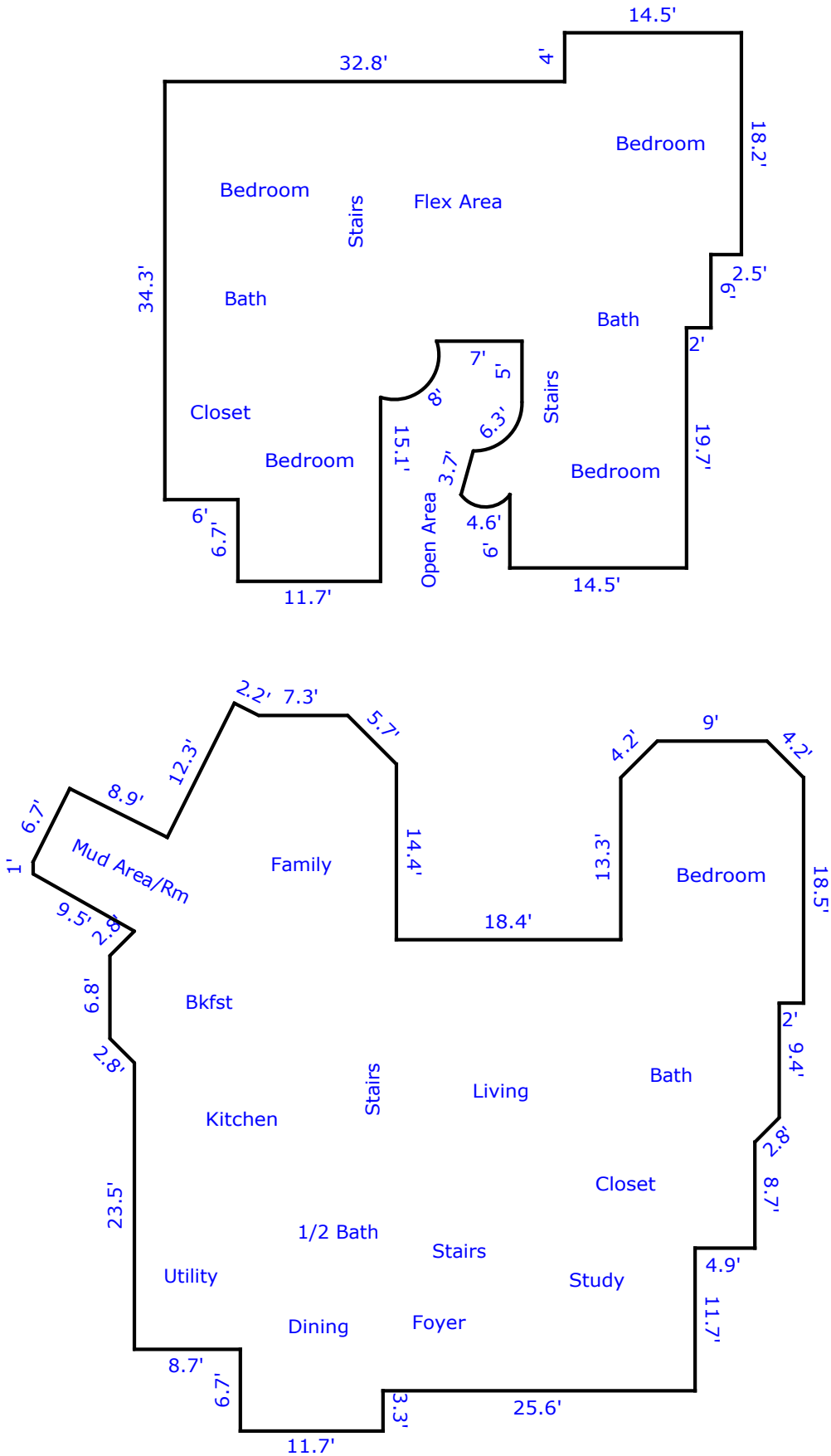
Receipt of this notice is acknowledged by:

Signature _____ Date _____

Signature _____ Date _____

Building Sketch (Page - 1)

Borrower	Lyon						
Property Address	2 Lenox Hill Dr						
City	Spring	County	Montgomery	State	TX	Zip Code	77382
Lender/Client	Kathleen Merchant						



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower	Lyon				
Property Address	2 Lenox Hill Dr				
City	Spring	County	Montgomery	State	TX Zip Code 77382
Lender/Client	Kathleen Merchant				

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	2530 Sq ft	$0.5 \times 2 \times 2$	= 2
		$0.5 \times 2 \times 2$	= 2
		6.8×2	= 13.6
		11.7×3.3	= 38.6
		37.3×3.4	= 126.8
		46×8.3	= 381.8
		50.9×8.7	= 442.8
		$0.5 \times 2 \times 2$	= 2
		50.9×2	= 101.8
		52.9×9.4	= 497.3
		54.9×5.2	= 285.5
		21.5×0.7	= 15
		$0.5 \times 8.3 \times 4.7$	= 19.5
		21.5×4.7	= 101
		29.8×1	= 29.8
		$0.5 \times 2 \times 1$	= 1
		28.8×2	= 57.6
		$0.5 \times 10 \times 4$	= 20
		$0.5 \times 6 \times 3$	= 9
		15.8×6	= 94.8
		$0.5 \times 4 \times 4$	= 8
		$0.5 \times 4 \times 2$	= 4
		9.8×4	= 39.2
		$0.5 \times 2.5 \times 1$	= 1.2
		15×13.3	= 199.5
		$0.5 \times 3 \times 3$	= 4.5
		$0.5 \times 3 \times 3$	= 4.5
		9×3	= 27
Second Floor	1653.3 Sq ft	11.7×6.7	= 78.4
		34.3×17.7	= 607.1
		14.5×6	= 87
		14.5×4	= 58
		29.6×14.2	= 420.3
		6×2	= 12
		19.7×13.5	= 266
		7.1×7	= 49.7
		4.6×7.1	= 32.7
		$0.5 \times 4.6 \times 4.6$	= 10.6
		3.6×4	= 14.4
		$0.5 \times 4 \times 4$	= 8
		$0.5 \times 3.6 \times 1$	= 1.8
Arc		= 2.8	
Negative Arc		= 4.7	
Arc		= 9.3	
Total Living Area (Rounded):		4183 Sq ft	