

[illegible]

Metes & Bounds Property Description

A tract of land containing 1.4146 Acres, being a combination of two tracts, Tract 1: 0.48347 Acre, being the West 78.00 Feet of Lot 244 of Golden Trails according to the map or plat thereof recorded in Volume 9, Page 75 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), being a part of a tract recorded in the name of Toni Mueller under Document No. 2006-070454 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), Tract 2: 0.93116 Acre part of a 1.5 Acre tract recorded in the name of Henry N. Muller, Jr. and wife, Toni Mueller under Document No. 8940687 (Exhibit "A") and all of a 0.5 Acre tract recorded in the name Henry N. Muller, Jr. and wife, Toni Mueller under Document No. 8940687 (Exhibit "B") in the Wyatt Anderson Survey, Abstract No. 53 of Montgomery County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on Cabinet Z, Sheet 7545 of the M.R.M.C.T.)

BEGINNING at a 1/2 Inch iron rod with a "PRECISION" cap set on the south right-of-way line of Holly Street (60 Feet wide), being the northwest corner of said Lot 244, and being the most northerly northwest corner of this tract (from which a 1/2 Inch iron rod found at the northwest corner of Lot 242 bears North 86° 38' 31" West, a distance of 180.00 Feet, from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found at the northwest corner of Lot 241 bears North 86° 38' 31" West, a distance of 90.00 Feet, from said second 1/2 Inch iron rod found a third 1/2 Inch iron rod found at the northwest corner of Lot 240 bears North 86° 38' 31" West, a distance of 90.00 Feet, from said third 1/2 Inch iron rod found a fourth 1/2 Inch iron rod found at the northwest corner of Lot 238 bears North 86° 38' 31" West, a distance of 180.00 Feet);

THENCE, **SOUTH 86° 38' 31" EAST**, with said south right-of-way line, a distance of **78.00 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the northeast corner of this tract;

THENCE, **SOUTH 03° 21' 29" WEST**, across and through the aforementioned Lot 244 and the aforementioned Mueller Tract, a distance of **511.78 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the southeast corner of this tract (from which a 1/2 Inch iron rod found bears South 86° 34' 30" East, a distance of 120.00 Feet, from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found bears South 86° 34' 30" East, a distance of 80.00 Feet);

THENCE, **NORTH 86° 34' 30" WEST**, with the north line of Lots 25 through 29, Block 6 of Maple Heights, Phase 1A as recorded in Cabinet Z, Sheet 7545, Document No. 2021094296 of the M.R.M.C.T., a distance of **168.00 Feet** to a 1/2 Inch iron rod found at the southwest corner of this tract;

THENCE, **NORTH 03° 26' 16" EAST**, with the east lines of Lots 31 through 33, and Restricted Reserve "H", of said Block 6, a distance of **241.58 Feet** (called 242.00 Feet) to a 1/2 Inch iron rod found at the most southerly northwest corner of this tract;

THENCE, with the lines of Lot 243 of the aforementioned Golden Trails the following two (2) courses:

1. **SOUTH 86° 38' 30" EAST**, a distance of **89.66 Feet** to a 1/2 Inch iron rod found at the southwest corner of the aforementioned Lot 244, being an interior corner of this tract;
2. **NORTH 03° 21' 29" EAST**, a distance of **270.00 Feet** to the POINT OF BEGINNING and containing 1.4146 Acres of land.

(See attached drawing)



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