



SURVEYING COMPANY

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All that certain tract or parcel containing 1.1087 acres of land known as Lot 42 of Albury Manor, an unrecorded subdivision situated in the Elizabeth Smith Survey, A-70 in Harris County, Texas, said Lot 42 being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. U-955557 and being more particularly described by metes and bounds as follows:

COMMENCING at a pk nail (found) in the center line of Albury Park Lane, (60.00 feet in width), and in the South line of Lot 31 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. U-420065 marking the Northeast corner of Lot 27 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. L-128880 and the Northwest corner of Lot 41 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. U-976944, same point being in a curve to the right having a radius of 600.00 feet,

THENCE Southeasterly, along the center line of said Albury Park Lane, with said curve to the right through a central angle of $25^{\circ}39'01''$, a chord bearing and distance of $S 77^{\circ}03'12'' E$, 266.36 feet, an arc distance of 268.61 feet to a pk nail (found) in the South line of Lot 34 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. T-958718 marking the Northeast corner of said Lot 41 and the Northerly corner and POINT OF BEGINNING of the herein described Lot 42, same point being in a curve to the right having a radius of 600.00 feet,

THENCE continuing Southeasterly, along the center line of said Albury Park Lane, with said curve to the right, through a central angle of $19^{\circ}04'53''$, a chord bearing and distance of $S 54^{\circ}41'18'' E$, 198.89 feet, an arc distance of 199.82 feet to a pk nail (found) for a point of tangency marking the Southerly corner of Lot 35 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. T-958718 and the Westerly corner of Lot 36 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. V-150330,

THENCE $S 45^{\circ}08'52'' E$, a distance of 22.70 feet along the center line of said Albury Park Lane to a pk nail (found) in the South line of said Lot 36 marking the Northerly corner of Lot 43 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. K-742983 and the Easterly corner of the herein described Lot 42;

THENCE $S 44^{\circ}51'08'' W$, along the common line of said Lot 42 and said Lot 43, passing at 30.00 feet a $5/8''$ iron rod with cap (found) for reference in the Southwesterly right-of-way line of said Albury Park Lane, from which point a $5/8''$ iron rod (found) bears $S 06^{\circ}35'53'' W$, 0.81 feet, a total distance of 280.00 feet to a $5/8''$ iron rod with E.I.C. cap (found) marking the Westerly corner of said Lot 43, the Northerly corner of Lot 23 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. T-895058, the Easterly corner of Lot 24 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. R-519767, and the Southerly corner of the herein described Lot 42, from which point a $5/8''$ iron rod (found) bears $S 73^{\circ}32'26'' W$, 0.70 feet;

THENCE $N 45^{\circ}08'52'' W$, a distance of 131.00 feet along the common line of said Lot 24 and said Lot 42 to a $5/8''$ iron rod (found) marking the Southerly corner of said Lot 41, the Northerly corner of said Lot 24, the Easterly corner of Lot 25 of said Albury Manor as described in a deed filed for record under Harris County Clerk's File No. R-616961, and the Westerly corner of the herein described Lot 42, from which point a $1/2''$ iron rod (found) bears $N 63^{\circ}38'29'' W$, 0.70 feet,

THENCE $N 25^{\circ}16'44'' E$, along the common line of said Lot 41 and said Lot 42, passing at 232.19 feet a $5/8''$ iron rod (found) for reference in the Southwesterly right-of-way line of said Albury Park Lane, a total distance of 262.19 feet to the POINT OF BEGINNING and containing 1.1087 acres of land.

Surveyed on the ground November 6, 2003.

Job No. 03-951-11. (See attached plat)

The basis of bearing is $S 45^{\circ}08'52'' E$ along the center line of Albury Park Lane per prior deed.

