

STATE OF TEXAS §
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COUNTY OF HARRIS §

A TRACT OF LAND CONTAINING 1.0208 ACRES, BEING ALL OF LOT 7 AND AN ADJOINING 270 SQUARE FEET OF LAND OUT OF THE R. E. SMITH 3.39 ACRE RESERVE OF THE SUBDIVISION OF LOT 10 IN BLOCK 92, TALL TIMBERS SECTION OF RIVER OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 23 OF THE HARRIS COUNTY MAP RECORDS. SAID 1.0208 ACRE TRACT BEING CONVEYED TO DOUGLAS W. KINGSBURY IN HARRIS COUNTY CLERK'S FILE NUMBERS (H.C.C.F. NO.) X271023 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 37, PAGE 23 H.C.M.R.)

BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the centerline of Pinehill Lane, a 30.00 Foot private road easement, said point being the southeasterly corner of the herein described tract and said Lot 7 and the southwesterly corner of Lot 6 of said subdivision as recorded in H.C.C.F. No. H473661, said corner also being in a curve to the right having a radius of 572.96 Feet;

THENCE, in a Northwesterly direction, along with the southerly line of said Lot 7 and the centerline of said Pinehill Lane and along with the arc of said curve to the right, having a radius of 572.96 Feet, passing at and arc length of 13.13 Feet a railroad spike found and continuing for an arc length of 133.00 Feet, a central angle of 13° 18' 00" and a chord bearing and distance of NORTH 42° 36' 00" WEST-132.70 Feet to an 3/8 Inch iron rod found marking the southwesterly corner of the herein described tract and the southwesterly corner of said Lot 7, said corner also being in the southeasterly line of said 3.39 Acre Reserve and a certain called 3.0016 Acre tract as recorded in H.C.C.F. No. RP-2019-525920;

THENCE, NORTH 57° 15' 00" EAST, along the common line of the herein described tract with said Lot 7 and 3.39 Acre Reserve and said 3.0016 Acre tract, a distance of 15.00 Feet to a 5/8 Inch iron rod found at an angle point for corner;

THENCE, NORTH 05° 27' 00" EAST, along the common line of the herein described tract with said Lot 7 and 3.39 Acre Reserve tract and said 3.0016 Acre tract, a distance of 139.58 Feet to point at an angle point for corner;

THENCE, NORTH 03° 47' 06" EAST, along with the west line of the herein described tract and the east line of said 3.0016 Acre tract, across said 3.39 Acre Reserve, a distance of 136.32 Feet to a point for an angle point in the east line of said 3.0016 Acre tract and in the west line of the herein described tract;

THENCE, SOUTH 84° 33' 00" EAST, along with the east line of said 3.0016 acre tract, a distance of 3.96 Feet to a point for corner in the west line of aforesaid Lot 7 and the east line of said 3.39 Acre Reserve;;

THENCE, NORTH 05° 27' 00" EAST, along the common line of the herein described tract with said Lot 7 and 3.39 Acre Reserve and said 3.0016 Acre tract, a distance of 14.16 Feet to a point for the northwesterly corner of the herein described tract and said Lot 7, said corner also being in the southerly boundary line of Buffalo Bayou;

THENCE, SOUTH 56° 57' 57" EAST, along with the northerly line of the herein described tract and said Lot 7 and the southerly boundary line of said Buffalo Bayou, a distance of 199.40 Feet to a point for the northeasterly corner of the herein described tract and said Lot 7;

THENCE, SOUTH 22° 21' 00" WEST, along with the east line of the herein described tract and said Lot 7 and along with the west line of said Lot 6, a distance of 309.00 Feet to the POINT OF BEGINNING and containing 1.0208 Acres of land.

(See attached drawing)



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