

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

December 11, 2020

METES AND BOUNDS DESCRIPTION
2.4339 ACRES OF LAND
JAMES H. ISBELL SURVEY, ABSTRACT No. 475
HARRIS COUNTY, TEXAS

BEING 2.4339 acres of land, situated in the James H. Isbell Survey, A-475, Harris County, Texas, being out of and a part of that certain called 7.4030 acre tract described as "Tract 2" in instrument to Jaehne Family Limited Partnership, Et. Al. in Harris County Clerk File No. RP-2020-213077 in the Official Public Records of Harris County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83

COMMENCING at a 5/8 inch iron rod found in the apparent, monumented and occupied south right-of-way line of Holder Rambo Drive and being the northeast corner of that certain called 2.7021 acre tract described in instrument to Richard Clark, Et. Ux. in Harris County Clerk File No. U979550 in the Official Public Records of Harris County;

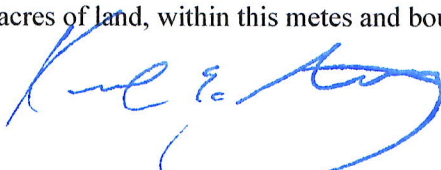
THENCE South 86°15'01" West 911.11 feet to a 5/8 inch iron rod with a cap set in in the north line of said 7.4030 acre tract and being in the south line of said 13.0953 acre tract and being the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 03°45'03" East, severing said 7.4030 acre tract, 509.78 feet to a 5/8 inch iron rod with a cap set in a fence in the north line of the Commons of Lake Houston Subdivision, Section 5 according to that map or plat recorded in Harris County File Code No. 406101 in the Map Records of Harris County, and being in the south line of said 7.4030 acre tract and being the southeast corner of the herein described tract;

THENCE South 86°14'28" West, along and with a fence, 207.97 feet to a 5/8 inch iron rod found for the southeast corner of that certain called 4.9997 acre tract described as "Tract 1" in instrument to Jaehne Family Limited Partnership, Et. Al. in Harris County Clerk File No. RP-2020-213077 in the Official Public Records of Harris County and being in the north line of said subdivision and being the southwest corner of said 7.4030 acre tract and the herein described tract;

THENCE North 03°45'03" West 509.81 feet to a 5/8 inch iron rod with a cap set in the south line of said 13.0953 acre tract, same being the northeast corner of said 4.9997 acre tract and being the northwest corner of said 7.4030 acre tract and the herein described tract;

THENCE North 86°15'01" East 207.97 feet to the **POINT OF BEGINNING** and containing 2.4339 acres of land, within this metes and bounds description, more or less.


Kenneth E. Savoy, R.P.L.S. 5730
11 December 2020

