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Firm No. 100334-00

Tract 1

All that certain tract or parcel containing 0.4188 acre of land known as Tract 1 out of the remainder of Lot 15 in Block 21 of River Terrace, Section 5, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 18, Page 15 of the Harris County Map Records, and a portion of Lot 15A, a call 86' x 167' out of the East ½ of said Lot 15 as described in a deed filed for record under Harris County Clerk's File No. 20150467408, said Tract 1 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) in the East right-of-way line of West Brentwood Drive, (60.00 feet in width), marking the Northwest corner of Tract 14A out of Tract 14 in said Block 21 as described in a deed filed for record under Harris County Clerk's File No. 20090567270, the Southwest corner of said Lot 15 and the Southwest corner of the herein described Tract 1;

THENCE N 11°15'04" W, a distance of 146.00 feet along the East right-of-way line of said West Brentwood Drive and the West line of said Lot 15 to a 5/8" iron rod with EIC cap (set) marking the beginning of a curve to the right having a radius of 50.00 feet marking the intersection of the East right-of-way line of said West Brentwood Drive with the South right-of-way line of North Brentwood Drive, (60.00 feet in width), same point marking the Westerly-Northwest corner of said Lot 15 and the Westerly-Northwest corner of the herein described Tract 1;

THENCE Northeasterly, along said curve to the right and along said Lot 15, continuing through a central angle of 89°54'04", a chord bearing and distance of N 41°00'26", 70.65 feet, an arc distance of 78.45 feet to a 5/8" iron rod with EIC cap (set) in the South right-of-way line of said North Brentwood Drive and the North line of said Lot 15 marking the Northerly-Northwest corner of said Lot 15 and the Northerly-Northwest corner of the herein described Tract 1;

THENCE N 89°00'00" E, along the South right-of-way line of said North Brentwood Drive and the North line of said Lot, passing at 39.00 feet the Northwest corner of said Tract 15A, a total distance of 45.55 feet to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of the herein described Tract 1;

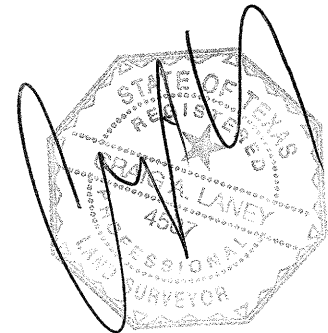
THENCE S 10°47'48" E, a distance of 181.12 feet to a 5/8" iron rod with EIC cap (set) in the South line of said Lot 15A and the North line of said Tract 14A marking the Southeast corner of the herein described Tract 1;

THENCE S 78°44'04" W, along the common line of said Tract 14A and said Lot 15A, passing at 9.25 feet the Southwest corner of said Tract 15A, a total distance of 99.25 feet to the POINT OF BEGINNING and containing 0.4188 acre of land.

Surveyed on the ground July 23, 2020.

Job No. 20-309-07. (See corresponding plat)

The basis of bearing is N 89°00'00" E along the South right-of-way line of North Brentwood Drive per record plat.



Land Boundary / Topographic Surveying
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