

DESCRIPTION OF A TRACT OF LAND CONTAINING
0.2402 ACRES (10,463 SQUARE FEET) SITUATED
IN THE F. H. RANKIN SURVEY, ABSTRACT 57
HARRIS COUNTY, TEXAS

Being a tract of land containing 0.2402 acres (10,463 square feet), being all of a tract of land conveyed unto Earnest C. Barker, by deed recorded under County Clerk's File No. D538525 of the Official Public Records of Harris County, Texas, being more commonly known as Lot 435, of Happy Hide-a-way, Section 3, an unrecorded subdivision in Harris County, Texas, being a 70.662-acre tract of land conveyed unto Happy Hide-a-way, Inc., by deed recorded under Volume 6257, Page 194 of the Deed Records of Harris County, Texas, situated in the F. H. Rankin Survey, Abstract 57, Harris County, Texas. Said 0.2402-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northwest corner of said 70.662-acre tract

THENCE North 87° 24' 33" East, a distance of 700.74 feet to a point;

THENCE South 02° 35' 27" East, a distance of 50.60 feet to a found 1-inch iron pipe in the south right-of-way line of Wildcat Lane (50.00 feet wide) for the northeast corner of said Barker Tract, for the northwest corner of a tract of land conveyed unto Onezine Joe Young, by deed recorded under County Clerk's File No. M338291 of the Official Public Records of Harris County, Texas, and for the POINT OF BEGINNING and the northeast corner of the said tract herein described;

THENCE South 02° 35' 27" East with the east line of said Barker Tract and the west line of said Young Tract, (at a distance of 82.50 feet) pass a found 1-inch iron pipe, continuing for a total distance of 174.39 feet to a point for the southeast corner of said Barker Tract, for the southwest corner of said Young Tract, being in the north line of a tract of land conveyed unto Marion E. Slot and Patricia Slot, by deed recorded under County Clerk's File No. S400079 of the Official Public Records of Harris County, Texas, and for the southeast corner of the said tract herein described;

THENCE South 87° 24' 33" West with the south line of said Barker Tract and the north line of said Slot Tract, a distance of 60.00 feet to a point for the southwest corner of said Barker Tract, for the northwest corner of said Slot Tract, for the northeast corner of a tract of land conveyed unto Ronnie Rice and Patricia Rice, by deed recorded under County Clerk's File No. W978242 of the Official Public Records of Harris County, Texas, for the southeast corner of said Charles L. Ngo and Carolyn V. Ngo, by deed recorded under County Clerk's File No. P219946 of the Official Public Records of Harris County, Texas, and for the southwest corner of the said tract herein described;

THENCE North 02° 35' 27" West with the west line of said Barker Tract and the east line of said Ngo Tract, (at a distance of 63.80 feet) pass a found 1-inch iron pipe, continuing for a total distance of 174.39 feet to a found 1-inch iron pipe in the south right-of-way line of said Wildcat Lane for the northwest corner of said Barker Tract, for the northeast corner of said Ngo Tract, and for the northwest corner of the said tract herein described;

THENCE North 87° 24' 33" East with the south right-of-way line of said Wildcat Lane and the north line of said Barker Tract, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.2402 acres (10,463 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated 6-16-10, job number 6-10427-10.

Survey 1, Inc.
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