



TBPELS FIRM NO. 10194609
5295 HOLLISTER STREET, SUITE 104
HOUSTON, TEXAS 77040
832.518.9910

METES AND BOUNDS

TRACT 1

Being 1.00 acre of land, situated in the William Perkins Survey, Abstract 621, Harris County, Texas; being the South 1.00 acre of that a 2.010 acre tract described in a Contract For Deed by and between Willie Shenick and wife, Theresa Shenick, seller, and David Solomon and wife, Rose Solomon, buyer, out of the most Southerly portion of Tract Eleven, a called 5.122 acres, as described in a deed recorded in Volume 1918, Page 680, Deed Records, Harris County, Texas, said Tract Eleven being part of a 92 acre tract recorded in Volume 21, Page 64, Deed Records, Harris County, Texas; said 1.00 acre more fully described as follows:

COMMENCING at the Northwest corner of a 72 acre tract, part of said 92 acre tract;

THENCE South 89 degrees 30 minutes 40 seconds East, with the North line of said 72 acre tract, the North line of a thirty (30.00) foot wide roadway, 832.68 feet to a point for the Northwest corner of said 5.20714 acre tract;

THENCE South 00 degrees 03 minutes 58 seconds West, with the East line of Tract Ten, part of said 92 acre tract, 880.88 feet to a 1/2 inch capped (VILLA 6751) iron rod set for the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 89 degrees 23 minutes 33 seconds East, with the South line of a 1.01 acre tract, the North part of said 2.01 acres, 208.91 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 31 minutes 36 seconds West, with the West line of Tract Twelve, part of said 92 acre tract and along a fence, 209.35 feet to a 1/2 inch iron rod found for the Southeast corner of said 5.211 acre tract and this tract;

THENCE North 89 degrees 23 minutes 33 seconds West, with the North line of Tract Three, 207.23 feet to a 1/2 inch iron rod set for the

Southwest corner of said 5.122 acre tract, said 2.010 acre tract and this tract;

THENCE North 00 degrees 03 minutes 58 seconds East, with the West line of said 5.122 acre tract, said 2.010 acre tract and this tract, 209.36 feet to the **POINT OF BEGINNING** containing 1.00 acre of land more or less. Together with a 30.00 Foot Wide Access Easement more fully described as TRACT TWO as follows:

TRACT 2

Being a strip of land 30.00 feet in width, for an ingress and egress easement to the East 1.00 acre of that certain 2.000 acre tract described in a Contract for Deed by and between Willie Shenick and wife, Theresa Shenick, seller, and David Solomon and wife, Rose Solomon, buyer, said strip being on and across that certain 5.122 acre tract described as Tract Twelve in a deed recorded in Volume 1918, Page 680, Deed Records, Harris County, Texas, part of a 92 acre tract recorded in Volume 21, Page 64, Deed Records, Harris County, Texas, and from that certain 30.00 foot wide road easement surveyed and described as Easement Number 2 by Lynn R. Lovett, RPLS Number 2418, dated September 11, 1984; said strip of land more fully described as follows:

COMMENCING at the Northwest corner of a 72 acre tract, part of said 92 acre tract;

THENCE South 89 degrees 30 minutes 40 seconds East, with the North line of said 72 acre tract, the North line of a thirty (30.00) foot wide roadway, 1040.85 feet to a point for the Northeast corner of called 5.122 acres, Tract Eleven, recorded in Volume 1918, Page 680, Deed Records, Harris County, Texas;

THENCE South 00 degrees 04 minutes 57 seconds West, with the West line of Tract Twelve, part of said 92 acres, 671.15 feet to an angle point in same and being the Northeast corner of the East 1.00 acre of said 2.000 acres;

THENCE South 00 degrees 31 minutes 36 seconds West, continuing in the West line of Tract Twelve and said East 1.00 acre, 210.76 feet to a 1/2 inch capped (VILLA 6751) iron rod set at the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86 degrees 57 minutes 51 seconds East, departing the West line of Tract Twelve, 160.48 feet to a 1/2 inch capped (VILLA 6751) iron rod set

for the northeast corner in the above mentioned Road Easement Number 2 West line;

THENCE South 09 degrees 11 minutes 05 seconds West, with the West line of Easement Number 2, 30.17 feet to a 1/2 inch capped (VILLA 6751) iron rod set for the southeast corner of a 0.500 acre tract, part of Tract Twelve;

THENCE North 86 degrees 57 minutes 51 seconds West, with the North line of said 0.500 acre tract, 155.94 feet to a 1/2 inch capped (VILLA 6751) iron rod set for the Northwest corner of said 0.500 acre tract, in the East line of the East 1.00 acre tract of said 2.000 acres;

THENCE North 00 degrees 31 minutes 36 seconds East, in the East line of said 1.00 acre tract, 30.03 feet to the **POINT OF BEGINNING**.



DANIEL VILLA, JR.
REGISTRATION NO. 6751

