

STATE OF TEXAS       §  
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COUNTY OF HARRIS   §

Metes & Bounds Property Description

A tract of land containing 0.3414 Acre, being portions of Lots 31 & 32, Block 5, Tealwood, Section 2 according to the map or plat thereof recorded in Volume 144, Page 23 of the Map Records of Harris County, Texas (M.R.H.C.T.), being Lot 32 and that portion of Lot 31 recorded in the name of C. Harold Wallace et ux under Harris County Clerk's File (H.C.C.F.) No. D437610 save and except that portion of Lot 32 recorded in the name of David S. Yoon et ux under H.C.C.F. No. Z433669, being the same tract recorded in the name of Lorine Graerber Wallace under H.C.C.F. No. 20140166380, being more particularly described by metes and bounds as follows: (Bearings based on said in Volume 144, Page 23 of the Map Records of Harris County, Texas)

BEGINNING a point on the right-of-way way line of a blister cul-de-sac on Vanderpool Lane, being the northwest or front common corner of said Lots 31 & 32, and being the most westerly southwesterly corner of this tract from which a 1/2 Inch iron rod found bears South 48° 01' 58" West, a distance of 0.82 Feet (and from which a 5/8 Inch iron rod found bears South 57° 47' 03" West, a distance of 41.78 Feet, from said 5/8 Inch iron rod found a second 5/8 Inch iron rod found bears South 82° 28' 43" West, a distance of 86.60 Feet);

THENCE, with said right-of-way line, in a northwesterly direction with the arc of a curve to the left, having a radius of **50.00 Feet**, and arc length of **54.05 Feet**, a central angle of **61° 56' 12"** and a chord bearing of **NORTH 02° 07' 17" EAST**, and a chord distance of **51.46 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southwest or front common corner of Lots 32 & 33, being the northwesterly corner of this tract; (from which a 5/8 Inch iron rod found bears North 56° 18' 53" West, a distance of 46.12 Feet, from said 5/8 Inch iron rod found an iron rod found bears North 83° 46' 59" West, a distance of 16.60 Feet, from said iron rod found a second 5/8 Inch iron rod found bears North 83° 46' 59" West, a distance of 70.00 Feet);

THENCE, **NORTH 61° 09' 02" EAST**, with the common line between said Lots 32 & 33, a distance of **109.80 Feet** to a point at the northeast or rear common corner of said Lots 32 & 33, being the northeasterly corner of this tract from which a fence corner of this North 46° 28' 02" West, a distance of 0.76 Feet;

THENCE, **SOUTH 25° 54' 06" EAST**, with a west line of Lot 5, Block 5 of Tealwood, Section 1 as recorded in Volume 117, Page 54 of M.R.H.C.T., a distance of **68.56 Feet** to a point at a corner of this tract from which a fence corner bears North 01° 16' 15" East, a distance of 0.58 Feet;

THENCE, **SOUTH 00° 15' 03" EAST**, with the west lines of Lots 6 & 7 of said Block 5, a distance of **109.88 Feet** to a point at the southeasterly corner of this tract from which a fence post bears North 79° 29' 33" East a distance of 0.49 Feet;

THENCE, **SOUTH 89° 20' 36" WEST**, across and through the aforementioned Lots 31 & 32, with the north line of the aforementioned Yoon Tract, a distance of **50.01 Feet** to a point at the most easterly southwesterly corner of this tract from which a fence post bears South 12° 04' 18" East, a distance of 0.51 Feet;

THENCE, with the lines of a tract recorded in the name of Tracy A. Fuller under H.C.C.F. No. 20080152318 the following two (2) courses:

1. **NORTH 00° 15' 03" WEST**, a distance of **16.62 Feet** to a fence post at an interior corner of this tract;
2. **NORTH 56° 54' 48" WEST**, with the common line between the aforementioned Lots 31 & 32, a distance of **93.61 Feet** to the POINT OF BEGINNING and containing 0.3414 Acre of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 18-00051  
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