

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.6395 ACRES (27,858 SQUARE FEET) SITUATED
IN THE WILLIAM FRANCIS SURVEY, ABSTRACT 260
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.6395 acres (27,858 square feet), situated in the William Francis Survey, Abstract 260, Harris County, Texas, being that same tract of land conveyed unto Martin Dear, as recorded in Volume 4332, Page 533, of the Deed Records of Harris County, Texas, and being known as Lot 34, of Cypress Meadows, Section 1, an unrecorded subdivision out of a called 69.753 acre tract of land described by deed in Volume 358, Page 421, of the Deed Records of Harris County, Texas. Said 0.6395-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said called 69.753 acre tract;

THENCE South 88°04'45" East, a distance of 655.45 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" for the POINT OF BEGINNING and the southwest corner of the said tract herein described;

THENCE North 11°52'15" West, a distance of 156.18 feet to a point in the southerly right-of-way line of the cul-de-sac of Sandy Court (60 feet wide) for the northwest corner of the said tract herein described, from which a found 4-inch wood fence post bears South 62°25' East, a distance of 0.8;

THENCE in a northeasterly direction, with said southerly right-of-way line, along a curve to the left having a radius of 50.00 feet, a chord distance of 42.97 feet, a chord bearing of North 52°38'43" East, for an arc distance of 44.44 feet to a found 1/2-inch iron pipe for the most northerly corner of the said tract herein described;

THENCE South 62°48'17" East, a distance of 208.17 feet to the northeast corner of the said tract herein described, from which a found 4-inch wood fence post bears South 15°00' East, a distance of 1.0;

THENCE South 01°40'27" West, a distance of 90.00 feet to the southeast corner of the said tract herein described, from which a found 4-inch wood fence post bears North 65°51' West, a distance of 1.0;

THENCE North 88°04'45" West, a distance of 184.66 feet to the POINT OF BEGINNING and containing 0.6395 acres (27,858 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 1, 2021, job number 9-102777-21.



A handwritten signature in blue ink, appearing to read "Richard Fussell", written over a white background.

