

**LEGAL DESCRIPTION:**

DESCRIPTION OF A 0.390-ACRE TRACT OF LAND AND SITUATE IN LOT 11 OF BLOCK 4, OF CYPRESS FOREST, SECTION 2, AN UNRECORDED SUBDIVISION OF THE T.K. WHEELER SURVEY, ABSTRACT NUMBER 826 IN HARRIS COUNTY TEXAS, SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch diameter iron rod found marking the southwest corner of the herein described tract, the east line of East Cypress Forest Drive (called to be a 60-foot-wide Right-of-way) and the northwest corner of Lot 10 of said Block 4 as described in instrument recorded in Volume 8443, Page 77 of the Deed Records of Harris County, Texas, (D.R.H.C.TX.);

**THENCE** North 1°49'23" West, with said east line, a distance of 99.87 feet to a 5/8-inch diameter iron rod found marking the northwest corner of the herein described tract and the southwest corner of Lot 12 of said Block 4 as described in instrument recorded under Document Number 589128799 of the Official Public Records Harris County, Texas (O.P.R.H.C.TX.);

**THENCE** North 88°06'15" East, with the common line between said Lot 12 and the herein described tract, a distance of 170.18 feet to a 5/8-inch diameter iron rod found marking the west line of a tract of land referred to as Cypress Forest Subdivision, for the northeast corner of said herein described tract;

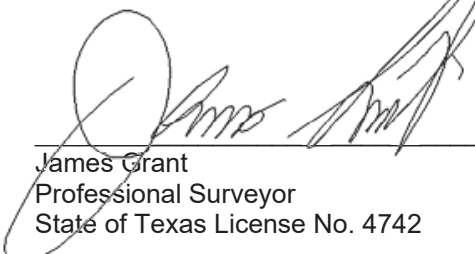
**THENCE** South 1°47'51" East, a distance of 99.66 feet to a 5/8 inch iron rod found marking northeast corner of said Lot 10 and the southeast corner of the herein described tract;

**THENCE** South 88°01'59" West, with the common line between the herein described tract and said Lot 10, a distance of 170.14 feet to the **PLACE OF BEGINNING**, containing 0.390 acres of land more or less.

**NOTES**

- 1) All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983, South Central Zone (4204), U.S. survey feet, based on GPS observations made by Tablerock Survey, LLC. Use a combined scale factor of 1.000075308 to obtain surface values and a theta angle of 1°40'39.4" to obtain true north. To obtain surface area multiply grid area by square of combined scale factor.
- 2) The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- 3) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.

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James Grant  
Professional Surveyor  
State of Texas License No. 4742

6/09/2021  
Date

