

STATE OF TEXAS §
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COUNTY OF HARRIS §

Metes & Bounds Property Description

A tract of land containing 0.1148 Acre, being Lot 4, Block 79 of South End Sunnyside Addition, an unrecorded subdivision within Institute Place according to the map or plat thereof recorded in Volume 234, Pge 227 of the Deed Records of Harris County, Texas, being the same tract recorded in the name of Jonathan Adler and Benny Katsobashvili under Harris County Clerk's File (H.C.C.F.) No. Y624102 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), being further described under H.C.C.F. No. C816820 of the R.P.R.H.C.T., and being more particularly described by metes and bounds as follows: (Bearings based H.C.C.F. No C816820 of the R.P.R.H.C.T.)

COMMENCING at the northeast corner of said Tract 29;

THENCE, SOUTH 20° 00' 00" WEST, with the west line of Tract 30, a distance of 250.00 Feet to a 1/2 Inch iron pipe found on the south right-of-way line of Noah (60 Feet wide) from said 1/2 Inch iron pipe found a 5/8 Inch iron rod found bears South 70° 00' 00" East, a distance of 100.00 Feet);

THENCE, NORTH 70° 00' 00" WEST, with said south right-of-way line, a distance of 100.00 Feet to a power pole at the northeast corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 20° 00' 00" WEST, with the west line of Lot 5, as recorded in the name of John L. Gaston et ux under H.C.C.F. No. D916790 of the R.P.R.H.C.T. a distance of **100.00 Feet** to a 1/2 Inch iron rod found at the southeast corner of this tract;

THENCE, NORTH 70° 00' 00" WEST, with the north line of Lot 10, as recorded in the name of the Neighborhood Recovery Community Development Corp. under H.C.C.F. No. 20070092962 of the R.P.R.H.C.T. a distance of **50.00 Feet** to a point at the southwest corner of this tract from which a fence corner bears North 66° 42' 17" East, a distance of 1.48 Feet;

THENCE, NORTH 20° 00' 00" EAST, with the east line of Lot 3, as recorded in the name of Paul Henry Prince et ux under H.C.C.F. No. B634626 of the R.P.R.H.C.T. a distance of **100.00 Feet** to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned south right-of-way line of Noah at the northeast corner of this tract (from which a mag nail found bears North 70° 00' 00" West, a distance of 50.00 Feet, from said mag nail found a 1/2 Inch iron rod found at Spring Hill Street bears North 70° 00' 00" West; a distance of 108.80 Feet, from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found bears North 70° 00' 00" West, a distance of 60.00 Feet);

THENCE, SOUTH 70° 00' 00" EAST, with said south right-of-way line, a distance of **50.00 Feet** to the POINT OF BEGINNING and containing 0.1148 Acre of land.

(See attached drawing)



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