

Being a portion of Lots 19 and 20, Block 12 of Cypress Trails of Timber Lane, Section 1, a Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 292, Page 88, of the Map Records, of Harris County, Texas, same being that tract of land conveyed to Longwood Development LLC, by deed recorded in Document No. RP-2016-40665, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the East corner of Lot 18 of said Cypress Trails of Timber Lane, same being the East corner of said Cypress Trails of Timber Lane;

THENCE South 59 degrees 29 minutes 17 seconds West, along the Southeast line of said Lot 18, a distance of 172.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of that tract of land conveyed to Erica Christine Huddleston, Brady James Huddleston, and Zachary Cole Huddleston, by deed recorded in Document No. RP-2021-628324, Official Public Records of Harris County, Texas, and lying along the Northwest line of that tract of land conveyed to Jay Goldberg, by deed recorded in Document No. 20150455850, Official Public Records of Harris County, Texas, and being the POINT OF BEGINNING of that tract herein described;

THENCE South 59 degrees 29 minutes 17 seconds West, along said Northwest line of said Goldberg tract, a distance of 39.98 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northwest line of that tract of land conveyed to Manuel A. Varela, a single person, by deed recorded in Document No. U789258, Official Public Records of Harris County, Texas, and being the East corner of that tract of land conveyed to Jesus Sanchez, a single man and Elva Christales, a single woman, by deed recorded in Document No. L381564, Official Public Records of Harris County, Texas;

THENCE North 30 degrees 30 minutes 43 seconds West, along the Northeast line of said Sanchez/Christales tract, a distance of 110.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of aforesaid Sanchez/Christales tract, and lying along the Southeast line of Lucinda Lane (50 foot right-of-way), from which a 1/2 inch iron rod found bears South 59 degrees 29 minutes 17 seconds West, a distance of 42.00 feet, at the West corner of said Sanchez/Christales tract;

THENCE North 59 degrees 29 minutes 17 seconds East, along said Southeast line of Lucinda Lane, a distance of 16.80 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 60.00 feet, a delta angle of 23 degrees 58 minutes 22 seconds, a chord bearing of North 81 degrees 03 minutes 37 seconds East, and a chord length of 24.92 feet;

THENCE along said curve to the left, along said Southeast line of Lucinda Lane, an arc length of 25.10 feet to a point for corner, said corner being the West corner of aforementioned Huddleston tract, from which a 1/2 inch iron rod found bears North 47 degrees 21 minutes 06 seconds East, a distance of 0.43 feet for witness;

THENCE South 30 degrees 30 minutes 43 seconds East, along said Southwest line of Huddleston tract, a distance of 100.84 feet to the POINT OF BEGINNING and containing 4,270 square feet or 0.10 acres of land.