

**METES AND BOUNDS DESCRIPTION
1.001 ACRES (43,610 SQUARE FEET)
JOHN SHAW SURVEY,
ABSTRACT NUMBER 721
HARRIS COUNTY, TEXAS**

Being a tract or parcel containing 1.001 acres (43,610 square feet) of land situated in the John Shaw Survey, Abstract Number 721, Harris County, Texas, being all of Lot 88 of Grant Plaza, an unrecorded subdivision, and being out of and a portion of those tracts conveyed to Beau King, as recorded under Harris County Clerk's File Number W686692, said tract being more particularly described by metes and bounds as follows (bearings referenced herein are based on the north right-of-way line of Grant Road as being North 88°06'27" East):

COMMENCING at a 1/2-inch iron rod with cap stamped "PLSI RPLS 4902" found marking the intersection of the east right-of-way line of Thistledown Road, a 20-foot road per said unrecorded subdivision with the north right-of-way line of a 20-foot road (unimproved) and the southeast corner of Lot 81 of said Grant Plaza;

THENCE along the north right-of-way line of said 20-foot road and the south line of Lots 81 through 87 of said Grant Plaza, South 87°39'57" West, 970.69 feet to a point for the **POINT OF BEGINNING** and the southeast corner of said Lot 88;

THENCE continuing along the north right-of-way line of said 20-foot road and along the south line of said Lot 88, South 87°39'57" West, 121.34 feet to a point for the southeast corner of Lot 89 of said Grant Plaza and the southwest corner of said Lot 88;

THENCE along the east line of said Lot 89 and the west line of said Lot 88, North 02°22'40" West, at 20.0 feet pass a found 1/2-inch iron rod with cap stamped "PLSI RPLS 4902", at 319.4 feet pass a set 5/8-inch iron rod with plastic cap and continuing in all 359.41 feet to a point in the south line of a 20-foot road (unimproved) and being the northeast corner of said Lot 89 and the northwest corner of said Lot 88;

THENCE along the south line of said 20-foot road and the north line of said Lot 88, North 87°39'57" East, 121.34 feet to a point for the northwest corner of said Lot 87 and the northeast corner of said Lot 88;

THENCE continuing along the west line of said Lot 87 and the east line of said Lot 88, South 02°22'40" East, at 40.0 feet pass a set 5/8-inch iron rod with cap, at 339.4 feet pass a found 1/2-inch iron rod with cap stamped "PLSI RPLS 4902" and continuing in all 359.41 feet to the **POINT OF BEGINNING** and containing 1.001 acres (43,610 square feet) of land.

This description is based on a standard land survey prepared by Terra Surveying Company, LLC, A Landpoint Company, dated June 3, 2021 under Job Number 20-1579.

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