

**Tract No. 1-- 2.229 Acres (97,104 Square Feet)**

**Tract No. 2--0.340 Acres (14,787 Square Feet)**

**William Scott Lower League, Abstract Number 65**

**Harris County, Texas**

**Tract Number 1**

**BEING** a 2.229 acre (97,104 Sq. Ft.) tract (AKA TRS 3G & 3G-1/Tract 1 & 2), being that same parcel or tract of land as described in Clerks File Number X298090, of the Map Records of Harris County, Texas, also being a portion of a called 3.336 acre tract, recorded under Clerks File Number J231667 and a called 23.67 acre tract as recorded in Volume 142, Page 438 of the Deed Records of Harris County, Texas, and being in the William Scott Lower League, Abstract Number 65, said tract being more particularly described by metes and bounds as follows:

**BEGINING** at a 1/2-inch iron rod found for corner, said corner being the northeast corner of a called 0.340 acre tract, as recorded under Clerks File Number X298090, Harris County, Texas, said corner also being on the south line of a called City of Baytown, (Tract 7F), as recorded under Clerks File Number Y369002, Harris County, Texas, said corner also being the northwest corner of the herein described tract;

**THENCE**, S 79° 14' 14" E , along the south line of said called City of Baytown (Tract 7F) and the north line of the herein described tract, a distance of 193.48 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the northwest corner of a portion of a called 3.336 acre tract, as recorded in Clerks File Number J231667, Harris County, Texas;

**THENCE**, S 05° 15' 46" W, along the west line of said called portion of a called 3.336 acre tract and the east line of the herein described tract, a distance of 494.00 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner also being on the north line of a called Lot 1, Block 2, of Plumbwood, a Subdivision recorded in Volume 55, Page 27, of the Map records of Harris County, Texas, said point also being the southeast corner of the herein described tract;

**THENCE**, S 87° 31' 03" W, along the north line of said called Lot 1, Block 2, of Plumbwood Subdivision and the south line of the herein described tract, a distance of 184.49 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the southeast corner of a called 2.224 acre tract (AKA TRS 3G-4 & 3F-1), as recorded in Clerks File Number X528264, Harris County, Texas, said corner also being the southwest corner of the herein described tract;

**THENCE**, N 04° 50' 29" E, along and with the common line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the west line of herein described tract, a distance of 297.51 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being an angle point of the herein described tract;

**THENCE**, N 79° 11' 10" W, along and with the common line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the west line of herein described tract, a distance of 9.77 feet to a 1/2-inch iron rod found for corner, said corner being an angle point of the herein described tract;

**THENCE**, N 05° 46' 25" E, along and with the common line of said called 2.22 acre tract (AKA TRS 3G-4 & 3F-1) and the west line of herein described tract , a distance of 238.97 feet to the **POINT OF BEGINNING and CONTAINING** (97,104 Sq. Ft.) or 2.229 acres of land.

**Tract Number 2**

**BEING** a 0.340 acre (14,787 Sq. Ft.) tract (Tract 2), being that same parcel or tract of land as described in Clerks File Number X298090, of the Map Records of Harris County, Texas, also being a portion of a called 3.336 acre tract, recorded under Clerks File Number J231667 and a called 23.67 acre tract as recorded in Volume 142, Page 438 of the Deed Records of Harris County, Texas, and being in the William Scott Lower League, Abstract Number 65, said tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for corner, said corner being the northwest corner of a called 2.229 acre tract (Tract 1), as recorded under Clerks File Number X298090, Harris County, Texas, said corner also being on the south line of a called City of Baytown, (Tract 7F), as recorded under Clerks File Number Y369002, Harris County, Texas, and being the northeast corner of a called 2.224 acre tract (AKA TRS 3G-4 & 3F-1), as recorded in Clerks File Number X528264, Harris County, Texas, said corner also being the northeast corner of the herein described tract;

**THENCE**, S 06° 48' 00" W, leaving the south line of said called City of Baytown (Tract 7F) and along the west line of said called 2.229 acre tract and the east line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the east line of the herein described tract, a distance of 30.14 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the southeast corner of the herein described tract, from which a corner post found Bears N 57° 05' 16" E, a distance of 1.63 feet;

**THENCE**, N 79° 12' 24" W, leaving the west line of said called 2.229 acre tract and across said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1), a distance of 493.61 feet to a 1/2-inch iron rod found for corner, said corner being an angle point of the herein described tract;

**THENCE**, N 01° 48' 29" E, continuing across said called 2.224 acre tract, and the west line of the herein described tract, a distance of 30.13 feet to a iron pipe found for corner, said corner being on the south line of the aforesaid City of Baytown, (Tract 7F), and being the northwest corner of the herein described tract;

**THENCE**, S 79° 14' 14" E, along the south line of said called City of Baytown, (Tract 7F) and the north line of herein described tract, a distance of 495.68 feet to the **POINT OF BEGINNING and CONTAINING** (14,787 Sq. Ft.) or 0.340 acres of land.

This metes and bounds description was made in conjunction with a survey plat.

C. Paul Jones, Sr. RPLS  
Overland Surveyor's Consortium, Inc.  
December 7, 2020  
Job Number 2012023560