

Being a 0.0256-acre (1,114 Square Foot) tract of land situated in the Blas Herrera Survey, A-321, Harris County, Texas. Said 0.0256-acre tract being out of Lot 1 of Block 1 of Forestview, Section Two, as recorded in Volume 298, Page 78 of the Harris County Map Records (hereinafter H.C.M.R.) and conveyed to Breckenridge J. Chatrou and Shirley Martha Pirnie Chatrou, by deed recorded under Harris County Clerk's File No. H100913 (hereinafter H.C.C.F. No.), of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, NAD 83 (2001 adj.), South Central Zone No. 4204, all coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.000114583:

BEGINNING (N = 13,823,880.80, E = 3,028,309.30) at the southwesterly cutback corner of the intersection of the west right-of-way line of Addicks Clodine Road (100-Foot Wide right-of-way) recorded in H.C.C.F. No. F310963, and the north right-of-way line of Timber Rock Drive (60-Foot Wide right-of-way), as recorded in Volume 298, Page 78 H.C.M.R., for the most westerly southeast corner of said Lot 1, for the most easterly southwest corner of the tract herein described and the beginning of a curve to the right;

THENCE with the north right-of-way line of said Timber Rock Drive, with a south line of said Lot 1, with a south line of the tract herein described and with the arc of said curve to the right having a radius of 270.00 feet, a central angle of 00 deg. 26 min. 43 sec., an arc length of 2.10 feet, a chord bearing of South 88 deg. 31 min. 34 sec. West and a chord distance of 2.10 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the north right-of-way line of Timber Rock Drive, for a point in a south line of said Lot 1 and for the most westerly southwest corner of the tract herein described;

THENCE North 02 deg. 02 min. 10 sec. West, over and across said Lot 1 and with the west line of the tract herein described, a distance of 132.97 feet a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in south line of Lot 4 of said Block 1 of Forestview, Section Two, for a point in the north line of said Lot 1 and for the northwest corner of the tract herein described;

THENCE South 72 deg. 01 min. 38 sec. East, with the south line of said Lot 4, with the north line of said Lot 1 and with the north line of the tract herein described, a distance of 5.75 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in a curve to the right in the west right-of-way line of said Addicks Clodine Road, for the southeast corner of said Lot 4, for the northeast corner of said Lot 1 and for the northeast corner of the tract herein described;

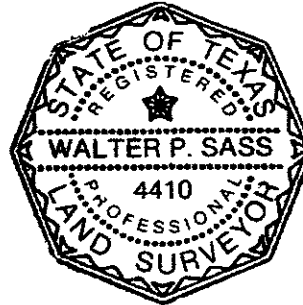
THENCE with the existing west right-of-way line of said Addicks Clodine Road, with the east line of said Lot 1, with the east line of the tract herein described and with the arc of said curve to the right having a radius of 5,650.00 feet, a central angle of 1 deg. 13 min. 53 sec., an arc length of 121.43 feet, a chord bearing of South 04 deg. 51 min. 06 sec. East and a chord distance of 121.42 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast cutback corner of the intersection of the west right-of-way line of Addicks Clodine Road and the north right-of-way line of said Timber Rock Drive and for the southeast corner of the tract herein described;

THENCE South 41 deg. 31 min. 33 sec. West, with said cutback line, with a south line of said Lot 1 and with a south line of the tract herein described, a distance of 13.45 feet, to the **POINT OF BEGINNING** and containing 0.0256 acre (1,114 Square Feet) of land.

This description is accompanied by a right-of-way map of even survey date.

Compiled by:

Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. GC204
Date: 08/21/2020



A handwritten signature in black ink, appearing to read "Walter P. Sass", written over a horizontal line.

