

TENNESSEE TOWNSHIP - TRACT 1

**METES AND BOUNDS DESCRIPTION
OF 1.345 ACRES (58,598 SQUARE FEET) OF LAND
IN THE ABRAHAM ROBERTS SURVEY ABSTRACT NUMBER 63
HARRIS COUNTY, TEXAS**

Being 1.345 acres (58,598 square feet) of land in the Abraham Roberts Survey, A-63, Harris County, Texas, being a portion of the 100.5037 acre tract described in the deed from Kelly Burmaster and Christel Burmaster to 100 Tennessee Township, Ltd. recorded in File No. RP-2021-517899 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.) and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the southeast corner of said 100.5037 acre tract, marking the northeast corner of the 1.3172 acre tract described in the judgement of Harris County Flood Control District vs. Kelly Burmaster and Christel Burmaster recorded in File No. RP-2021-249371 of the O.P.R.R.P.H.C.T., marking the southwest corner of the 38.148 acre tract described in the deed from Mario Porcheddu and Shirley Porcheddu to Roy Teague recorded in File No. 20110290960 of the O.P.R.R.P.H.C.T., marking the northwest corner of the 2.8484 acre tract described in the order of Harris County Flood Control District vs. Roy Teague, Mario J. Porcheddu and Shirley Porcheddu recorded in File No. RP-2021-534937 of the O.P.R.R.P.H.C.T.;

THENCE North 18° 03' 38" West - 2027.66 feet, across said 100.5037 acre tract, to the south corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, across said 100.5037 acre tract the following courses and distances:

North 60° 59' 50" West - 125.16 feet to the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 50.00 feet, a central angle of 103° 35' 23", a chord bearing and distance of North 22° 47' 31" West - 78.58 feet, and an arc distance of 90.40 feet, to the end of said curve;

North 15° 24' 47" East - 114.28 feet to an angle corner;

South 70° 55' 44" East - 18.83 feet to an angle corner;

North 67° 15' 39" East - 14.91 feet to an angle corner;

North 25° 27' 02" East - 110.00 feet to the beginning of a non-tangent curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 285.00 feet, a central angle of 22° 30' 40", a chord bearing and distance of South 53° 17' 38" East - 111.26 feet, and an arc distance of 111.97 feet, to the end of said curve;

South 42° 02' 18" East - 165.63 feet to an angle corner;

South 47° 57' 42" West - 228.07 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.345 acres (58,598 square feet) of land.

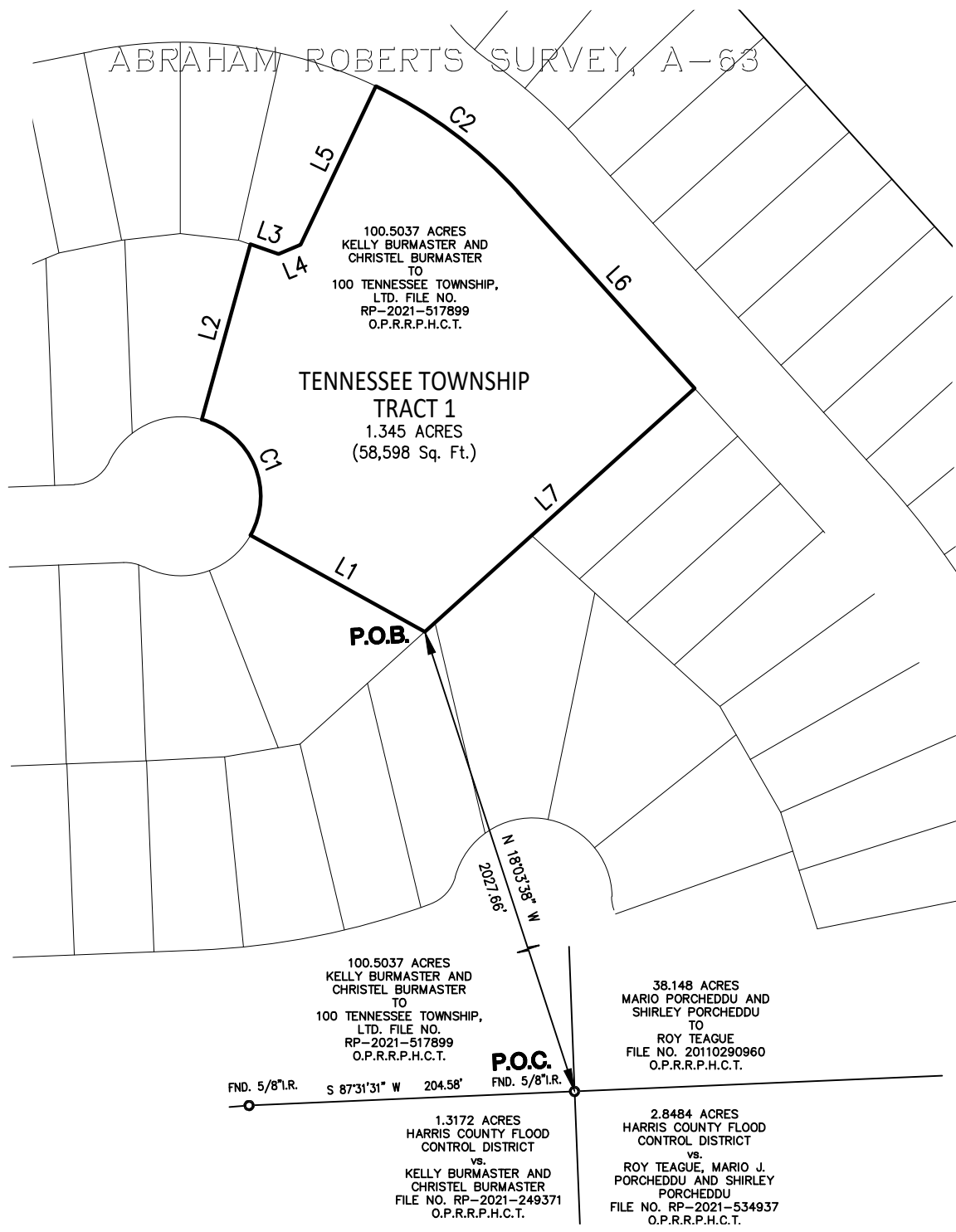
Prepared by:
IDS Engineering Group
Job No. 2404-004-00-520
September 13, 2022



Michael L. Swan
Registered Professional Land Surveyor
Texas Registration Number 5551

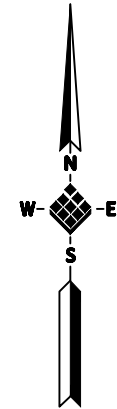


V:\085\2400\2404-00 Tennessee Township\Task 520 MB Tract 1\Work in Progress\TRACT 1 EXHIBIT.dwg-TRACT 1 Plotted Sep. 13, 2022 at 12:15pm by mawon | Last Saved by: mawon



LEGEND

- FOUND MONUMENT
 - O.P.R.R.P.H.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
- ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE



SCALE
1"=100'

LINE	BEARING	DISTANCE
L1	N 60°59'50" W	125.16'
L2	N 15°24'47" E	114.28'
L3	S 70°55'44" E	18.83'
L4	N 67°15'39" E	14.91'
L5	N 25°27'02" E	110.00'
L6	S 42°02'18" E	165.63'
L7	S 47°57'42" W	228.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	90.40'	78.58'	N 22°47'31" W	103°35'23"
C2	285.00'	111.97'	111.26'	S 53°17'38" E	22°30'40"



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TBPLS 10110700

TENNESSEE TOWNSHIP TRACT 1

**1.345 ACRES IN THE
ABRAHAM ROBERTS SURVEY, A-63
HARRIS COUNTY, TEXAS**

DRAWN: MLS	ORIGINAL ISSUE DATE: 09/13/22	ORIGINAL SCALE: 1" = 100'
APPROVED FOR ISSUE: <u>MLS</u>	JOB NO.: 2404-004-00-520	