

County: Harris
Job No.: 2208036108

Being a 0.1375 acre tract of land located in the Gilbert Brooks Survey, A-6, Harris County, Texas; said 0.1375 acre tract being south 1/2 of Tract 205 of Water Wonderland, an unrecorded Subdivision in Harris County, Texas, and same being described in Clerk's File Number R741827 (Kirkwood tract), of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas, said 0.1375 acre tract being more particularly described by metes and bounds as follows (bearings are based on the south line of said Tract 205);


BEGINNING at the northwest corner of said south 1/2 of Tract 205, and the southwest corner of the north 1/2 of said Tract 205 described in a deed to Thecia Nicole Kirkwood (Puccio tract), as recorded under Clerk's File Number R741826 of the O.P.R.R.P.H.C., and on the east right-of-way line of Waterfall Dr. (60 feet wide) from which a 1-inch iron pipe bears N00°21'03" W, 0.21';

THENCE, South 85 degrees 04 minutes 21 seconds East, a distance of 126.61 feet, with the common line of said south and north 1/2 of said Tract 205, to a 1/2-inch iron rod with cap stamped "OSC" set for the common east corner of said south and north 1/2 of Tract 205, and on the west line of Tract 197, described in a deed to Mark Craighead, in Clerk's File Number 20130162115 of the O.P.R.R.P.H.C.;

THENCE, South 00 degrees 55 minutes 45 seconds East, a distance of 52.90 feet, with the east line of said south 1/2 of Tract 205, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said Tract 205, and being the northeast corner of a called 0.6547-acre tract of land described in a deed to Randolph H. Smith & Megan R. Essenmacher in Clerk's File Number 20150474157 of the O.P.R.R.P.H.C.;

THENCE, North 79 degrees 38 minutes 37 seconds West, a distance of 133.98 feet, with the common line of said Tract 205 and said 0.6547-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said Tract 205 and said 0.6547-acre tract, and being on the east right-of-way line of said Waterfall Dr., for the beginning of a non-tangent curve to the left;

THENCE, 40.00 feet along the arc of said curve to the left, with the east right-of-way line of said Waterfall Dr. common to the west line of said Tract 205, said curve having a radius of 330.00', a central angle of 06°56'42" and a chord bearing North 06 degrees 53 minutes 02 seconds East, a distance of 39.98 feet to the **POINT OF BEGINNING** and containing 0.1375 acres of land.



Luther J. Daly
Registered Professional Land Surveyor
Texas Registration No. 6150

