

STATE OF TEXAS

COUNTY OF HARRIS

METES AND BOUNDS DESCRIPTION
4730 GULFWAY DRIVE
BAYTOWN, TEXAS. 77521

ALL THAT CERTAIN 0.5391 ACRE TRACT OF LAND BEING LOT 176 AND A PORTION OF LOT 175, OF WHISPERING PINES SUBDIVISION, SECTION 3, A SUBDIVISION PLAT RECORDED IN VOLUME 274, PAGE 01 OF THE HARRIS COUNTY MAP RECORDS; FURTHERMORE, SAID 0.5391 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. RP-2018-496376 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: Record plat of Whispering Pines, Section 3, per Volume 274, Page 01 of the Harris County Map Records.

BEGINNING at 3/4 inch iron pipe found for the Southeast corner of the herein described 0.5391 acre tract of land, said point being the common South corner of Lots 176, 177 and lying in the North R.O.W. line of Gulfway Drive (50' R.O.W.);

THENCE along the South line of Lot 176 and 175, same being the North R.O.W. line of Gulfway Drive, North 84° 20' 24" West a distance of 135.22 feet to a point of curvature;

THENCE continuing along the South boundary of Lot 175, same being the North R.O.W. curve of Gulfway Drive; along a curve to the right, having a radius of 364.77 feet, an arc length of 24.17 feet and a chord of North 82° 25' 21" West – 24.17 feet to the Southwest corner of the herein described 0.5391 acre tract of land, said point also being the Southeast corner of a tract of land described in Harris County Clerk's File No. 20150413769;

THENCE along the East line of said tract described in Harris County Clerk's File No. 20150413769, North 14° 21' 53" East a distance of 167.65 feet to the Northwest corner, said point also lying in the North line of Lot 175, same being the South line of Cedar Bayou;

THENCE along the North line of Lot 175, South 61° 36' 09" East a distance of 6.25 feet to an angle point;

THENCE continuing along the North line of Lot 175 and 176, South 79° 04' 21" East a distance of 81.41 feet to an angle point;

THENCE continuing along the North line of Lot 176, South 95° 31' 58" East a distance of 47.18 feet to the Northeast corner of the herein described 0.5391 acre tract of land, said point also being the North common corner of Lots 176 and 177;

THENCE along the common line of Lots 176 and 177, South 05° 39' 36" West a distance of 157.62 feet to the **POINT OF BEGINNING** and containing 0.5391 acre of land, more or less.

PLAT ATTACHED



BARRY D. ADKINS, R.P.L.S. No. 6137
February 4, 2020