

STATE OF TEXAS §
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COUNTY OF HARRIS §

Metes & Bounds Property Descriptions:

A tract of land containing 0.8299 Acre (36,151 Square Feet), being out of the remainder of a called 5.0000 Acre tract of land being recorded in the name of Dan Ba Ngo under Harris County Clerk's File (H.C.C.F.) No. U954041 in the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), situated in the John M. Hooper Survey, Abstract No. 375, in Harris County, Texas. Said 5.0000 Acre tract also being part of a called 50 Acre tract being recorded in Volume 9A, Page 250 of the Harris County Deed Records (H.C.D.R.), being out of a called 106.66 acre tract recorded in H.C.C.F. No. 1736736. Said 0.7010 Acre tract being more particularly described by metes and bounds as follows: (Bearings based in H.C.C.F. No. U954041 in the O.P.R.R.P.H.C.T.)

BEGINNING at a fence post found in the south right-of-way (R.O.W.) line of Medical Complex Drive (60 Feet R.O.W.) for the northwest corner of this tract and said called 5.0000 Acre tract and the northeast corner of a called 1.9958 Acre tract of land being recorded in the name of Stacey Denise Carnathan Collins, Mitzi Jean Carnathan Fenske and Beverly Sue Carnathan under H.C.C.F. No. U589854 in the O.P.R.R.P.H.C.T. from which a 1/2 Inch iron rod found bears South 89° 54' 39" West, a distance of 135.84 Feet from the northwest corner of said called 1.9958 Acre tract;

THENCE, NORTH 89° 54' 39" EAST (called-NORTH 89° 48' 05" EAST), along the north line of said 5.0000 Acre tract and this tract and the south R.O.W. line of said Medical Complex Drive, a distance of **56.50 Feet** to a 1/2 Inch iron rod set with cap "Precision" for the northeast corner of this tract;

THENCE, SOUTH 00° 11' 55" EAST, across said 5.0000 Acre tract and the east line of this tract, a distance of **639.71 Feet** to a 1/2 Inch iron rod set with cap "Precision" in the south line of said called 5.0000 Acre tract and the north line of a called 5.0840 Acre tract of land being recorded in the name of David Webster Enterprises under H.C.C.F. No. 20110042274 in the O.P.R.R.P.H.C.T. for the southeast corner of this tract;

THENCE, SOUTH 89° 38' 14" WEST (called-SOUTH 89° 42' 53" WEST), along the common south line of said called 5.0000 Acre tract and this tract and the north line of said called 5.0840 Acre David Webster Enterprises tract, a distance of **56.50 Feet** to a 3/8 Inch iron rod found for the southwest corner of said 5.0000 Acre tract and this tract and the southeast corner of said 1.9958 Acre tract;

THENCE, NORTH 00° 11' 55" WEST, along the common west line of said 5.0000 Acre tract and this tract and the east line of said 1.9958 Acre tract, a distance of **639.98 Feet** (called-641.70 Feet) to the **POINT OF BEGINNING** and containing 0.8299 Acre of land.

(See attached drawing)



Terrance P. Mish
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No. 4981
Job No. 23-06695B
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