

STATE OF TEXAS §
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COUNTY OF HARRIS §

Metes & Bounds Property Description

A tract of land containing 0.2196 Acre (9,565 Square Feet) out of Lot 67 of Spring Branch Gardens an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 13, Page 28 of the Map Records of Harris County, Texas (M.R.H.C.T.), being the same tract recorded in the name of Felipe c. Gutierrez, and wife, Kathryn K. Gutierrez under Harris County Clerk's File (H.C.C.F.) No. N752486 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on H.C.C.F. No. N752486 of the R.P.R.H.C.T.)

BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the north right-of-way line of Spring Branch Drive (60 Feet wide), and the east right-of-way line of Laverne Street (platted as Louise Street, 60 Feet wide), being the southwest corner of said Lot 67 and being the southwest corner of this tract from which a 1/2 Inch iron pipe found bears North 66° 19' 00" West, 66.12 Feet and North 01° 10' 00" West, 182.31 Feet;

THENCE, **NORTH 01° 10' 00" WEST**, with said east right-of-way line, a distance of **66.34 Feet** (called 70.0 Feet) to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner of this tract (from which a iron rod found bears North 01° 10' 00" West, a distance of 323.66 Feet, from said iron rod found a 1/2 Inch iron pipe found bears North 01° 10' 00" West, a distance of 200.00 Feet, from said 1/2 Inch iron pipe found second 1/2 Inch iron pipe found bears North 01° 10' 00" West, a distance of 500.00 Feet);

THENCE, **NORTH 87° 50' 00" EAST**, across and through the aforementioned Lot 67 with the south line of a tract recorded in the name of Alexander Rivera under H.C.C.F. No. 20120064699 of the R.P.R.H.C.T., a distance of **104.81 Feet** to a point at the northeast corner of this tract from which a fence post bears South 53° 10' 54" West, a distance of 1.59 Feet;

THENCE, **SOUTH 00° 57' 00" EAST**, with the west line of Summerlyn Terrace, Replat No. 1 as recorded under Film Code No. 689040 of the M.R.H.C.T., a distance of **116.50 Feet** to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned north right-of-way line of Spring Branch Drive at the southeast corner of this tract;

THENCE, **NORTH 66° 19' 00" WEST**, with said north right-of-way line, a distance of **115.00 Feet** to the POINT OF BEGINNING and containing 0.2196 Acre of land.

(See attached drawing)



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