

**DESCRIPTION OF A TRACT OF LAND CONTAINED  
0.4164 ACRES (18,137 SQUARE FEET) SITUATED  
IN THE FREDERICK H. RANKIN SURVEY, ABSTRACT 57  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.4164 acres (18,137 square feet), situated in the Frederick H. Rankin Survey, Abstract 57, Harris County, Texas, being all of a tract of land conveyed by deed unto Shelly A. Airhart and James I. Airhart in County Clerk's File No. 20090141884 of the Official Public Records of Harris County, Texas, said Airhart tract being known as Lot 209 of Happy Hide-A-Way, Section 2, a subdivision of 51.517 acres as recorded under County Clerk's File No. C191913 of the Official Public Records of Harris County, Texas. Said 0.4164-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said 51.517 acre Happy Hide-A-Way, Section 2;

THENCE South 87°24'33" West, a distance of 24.91 feet to a point;

THENCE South 02°35'27" East, a distance of 510.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the south right-of-way line of Little Doe Drive (60.00 feet wide) (C.F. C786799 & C191913) same being the northwest corner of a tract of land conveyed by deed unto Edward Ruiz in County Clerk's File No. RP-2019-212805 of the Official Public Records of Harris County, Texas, said Ruiz tract being commonly known as Lot 76 of Happy Hide-A-Way, Section 1, as recorded in County Clerk's File No. C133417 of the Official Public Records of Harris County, and being the northeast corner and POINT OF BEGINNING of the said tract herein described;

THENCE South 02°35'27" East, along the common line of said Lots 209 and 76, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 128.71 feet for reference at the north line of a drainage easement and continue in all a total distance of 179.21 feet to a point in water for the southeast corner of the said tract herein described;

THENCE South 84°56'00" West, a distance of 100.08 feet to a point in water, same being the southeast corner of a tract of land conveyed by deed unto Sonja Sue Trotter in County Clerk's File No. 20090436648 of the Official Public Records of Harris County, Texas, said Trotter tract being known as Lot 210 of said Happy Hide-A-Way, Section 1, and being the southwest corner of the said tract herein described;

THENCE North 02°35'27" West, along the common line of said Lots 209 and 210, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 50.50 feet for reference at the north line of said drainage easement and continue in all a total distance of 183.54 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the south right-of-way line of said Little Doe Drive for the northwest corner of the said tract herein described;

THENCE North 87°24'33" East, along the south right-of-way line of said Little Doe Drive, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.4164 acres (18,137 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 19, 2021, job number 11-104872-21.*

