

**DESCRIPTION OF A TRACT OF LAND CONTAINING
3.5861 ACRES (156,211 SQUARE FEET) SITUATED
IN THE JOHN R. RHEA SURVEY,
ABSTRACT NO. 62,
HARRIS COUNTY, TEXAS**

Being a tract of land containing 3.5861 acres (156,211 square feet), situated in the John R. Rhea Survey, Abstract No. 62, Harris County, Texas, being a part of Unrestricted Reserve "A", of Lochshire, Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 178, Page 113 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the intersection of the west right-of-way line of Doverbrook Drive, and the centerline of Luce Bayou, for the northeast corner of said Reserve "A" and for the northeast corner of the said tract herein described;

THENCE South 50°31'39" East, along the west line of said Doverbrook Drive, a distance of 168.61 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" for a point in the northeasterly line of the said tract herein described, said point also being the beginning of a curve to the right;

THENCE in a southeasterly direction, along said curve to the right, with a radius of 440.00 feet, and a chord that bears South 39°15'49" East, a chord distance of 171.89 feet, and for an arc length of 173.00 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" in the west line of said Doverbrook Drive;

THENCE South 28°00'00" East, along the west line of said Doverbrook Drive, a distance of 71.32 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" at the north corner of a cutback corner of the intersection of the west line of said Doverbrook Drive and the north right-of-way line of Birchridge Drive, (60 feet wide);

THENCE South 17°00'00" West, a distance of 14.14 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" for the west corner of said cutback;

THENCE South 62°00'00" West, a distance of 243.71 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" in the north right-of-way line of said Birchridge Drive, said point also being at the beginning of a curve to the left;

THENCE in a southwesterly direction, along said curve to the left, with a radius of 330.00 feet, and a chord that bears South 53°19'07" West, a chord distance of 99.62 feet, and for an arc length of 100.00 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" for the south corner of the tract herein described;

THENCE North 54°45'53" West, a distance of 449.75 feet (called North 55°03'40" West, a distance of 436.674 feet) to a point in the centerline of said Luce Bayou for the west corner of the said tract herein described;

THENCE North 71°17'18" East, a distance of 327.30 feet to an angle point in the northwest line of the said tract herein described;

THENCE North 33°41'24" East, a distance of 151.68 feet to the POINT OF BEGINNING and containing 3.5861 acres (156,211 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 August 27, 2019, job number 8-76380-19.



Survey 1, Inc.
Your Land Survey Company