

DESCRIPTION  
TRACT II

0.7159 of one acre or 31,184 square feet of land situated in the Benjamin B. West Survey, Abstract Number 870, Harris County, Texas, being a portion of that certain called 7.5564 acres of land described in deed and recorded under Volume 5656, Page 59 of the Deed Records of Harris County, Texas and being a portion of that certain called 0.5398 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number L120974, said 0.7159 of one acre or 31,184 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found for the Southeasterly end of a cut-back line between the Southerly right-of-way line of Spring Cypress Road (120 foot right-of-way) and the Westerly right-of-way line of Falvel Road (60 foot right-of-way);

Thence, S 31°25'36" E, along the Westerly right-of-way line of said Falvel Road, a distance of 170.27 feet to a 5/8 inch iron rod with cap set for a point of non-tangent curvature to the right, from which a found 1/2 inch iron rod with cap bears N 59°54'45" E, 4.35 feet;

Thence, in a Southeasterly direction, continuing along the Westerly right-of-way line of said Falvel Road, with said curve to the right, having a central angle of 00°35'35", a radius of 1,064.94 feet, an arc length of 11.02 feet, a chord bearing of S 32°04'10" E and a chord distance of 11.02 feet to a 5/8 inch iron rod with cap set for the POINT OF BEGINNING of the herein described tract of land;

Thence, in a Southeasterly direction, continuing along the Westerly right-of-way line of said Falvel Road and said curve to the right, having a central angle of 10°06'14", a radius of 1,064.94 feet, an arc length of 187.80 feet, a chord bearing of S 26°43'15" E and a chord distance of 187.55 feet to a 5/8 inch iron rod with cap set for corner;

Thence, S 59°27'39" W, at 170.31 feet pass a 5/8 inch iron rod with cap set for reference, in all a total distance of 191.36 feet to the centerline of a gully;

Thence, N 12°21'06" W, along the centerline of said gully, a distance of 85.89 feet to an angle point in the centerline of said gully;

Thence, N 09°04'02" W, continuing along the centerline of said gully, a distance of 110.25 feet to a point for corner;

Thence, N 58°13'38" E, at 21.78 feet pass a 5/8 inch iron rod with cap set for reference, in all a total distance of 136.72 feet to the POINT OF BEGINNING and containing 0.7159 of one acre or 31,184 square feet of land.

BEARING ORIENTATION BASED ON A WESTERLY LINE OF THAT CERTAIN CALLED 4.5000 ACRES OF LAND DESCRIBED IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER X045955 BEING S 32°39'51" E.

TRACT BEING SHOWN ON MAP (SEE HSC 01992-E)

HOVIS SURVEYING COMPANY, INC.

By: Mary M. McKenzie

Date: March 20, 2012

Job No: 93-015-139

Dwg No: HSC 01992-E

File No: C93-015.139D

