

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEING 0.8597 ACRE (37,447 SQUARE FEET) OUT OF, BLOCK 1, SOUTHERN VILLAGE, RECORDED IN VOLUME 17, PAGE 9, MAP RECORDS HARRIS COUNTY, TEXAS (M.R.H.C.T.) AND BEING THAT SAME TRACT CONVEYED TO 4530 GRIGGS, LLC, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 20090105123, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. 20090105123, O.R.H.C.T.)

COMMENCING at a point for the intersection of the southwest right-of-way (ROW) line of Griggs Road (80' ROW) and the northwest ROW line of Calhoun Road (60' ROW);

THENCE N 69°43'30" W, 306.60', along the southwest ROW line of said Griggs Road, to a set cut "X" for the common Northeast corner of herein described Tract, the northwest corner of a tract conveyed to Don and Nancy Mafrige Children's Trust, recorded in C.C.F. No. S-794892, O.R.H.C.T. and the POINT OF BEGINNING;

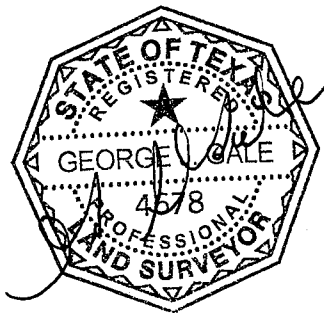
THENCE S 19°40'00" W, 136.37', departing the southwest ROW line of said Griggs Road and along the common Southeast line of herein described Tract, the northwest line of said tract conveyed to Don and Nancy Mafrige Children's Trust and the northwest line of a tract conveyed to Don and Nancy Mafrige Children's Trust, recorded in C.C.F. No. R-859454, O.R.H.C.T., to a set cut "X" in the centerline of a 32' wide Drainage Easement for the common Southeast corner of herein described Tract and the southwest corner of said tract conveyed to Don and Nancy Mafrige Children's Trust (C.C.F. No. R-859454);

THENCE along the Southwest line of herein described Tract and the centerline of said 32' wide Drainage Easement the following Courses and Distances:
N 75°49'12" W, 150.68', to a point for an Interior corner,
N 76°05'00" W, 100.50', to a point (no access) for the common Southwest corner of herein described Tract and the southeast corner of a tract conveyed to Moses Briscoe, Sr., recorded in C.C.F. No.) 20120260115, O.R.H.C.T.;

THENCE N 19°40'00" E, 163.50', along the common Northwest line of herein described Tract and the southeast line of said tract conveyed to Moses Briscoe, Sr., to a set cut "X" in the southwest ROW line of said Griggs Road for the common Northwest corner of herein described Tract and the northeast corner of said tract conveyed to Moses Briscoe, Sr.;

THENCE S 69°43'30" E, 250.00', along the common Northeast line of herein described Tract and the southwest ROW line of said Griggs Road to the POINT OF BEGINNING containing 0.8597 acre (37,447 square feet) of land.

(See attached Drawing)



George J. Gale
Professional Land Surveyor, No. 4678
June 7, 2018
Job No. 18-05816gg