

DESCRIPTION OF A TRACT OF LAND CONTAINING
0.2716 OF ONE ACRE (11,833 SQUARE FEET) SITUATED IN
THE JOEL WHEATON SURVEY, A-80
LOCATED IN HARRIS COUNTY, TEXAS

Being a tract of land containing 0.2716 of one acre (11,833 square feet) situated in the Joel Wheaton Survey, Abstract Number 80 in Harris County, Texas and being all of Lot 34, Block 4 and a portion of Lot 35, Block 4 of Barkers Landing, Section 1 a subdivision recorded in Volume 251, Page 103 of the Harris County Map Records (H.C.M.R.); Said 0.2716 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the common Southerly corner of said Lot 34 and Lot 33 of said Barkers Landing, Section 1, being in the existing Westerly right-of-way line of Island Grove Court (width varies) and being in the arc of a curve to the left;

THENCE North $32^{\circ}35'06''$ West, along the line common to said Lot 34 and said Lot 33, a distance of 136.71 feet to a point for corner, from which a fence corner post bears South $27^{\circ}27'$ East, 0.56 feet;

THENCE, North $87^{\circ}16'40''$ East, along the Northerly line of said Lot 34, a distance of 4.84 feet to a 1/2-inch iron rod set for an angle point;

THENCE North $88^{\circ}05'24''$ East, continuing along said Northerly line of Lot 34, passing at a distance of 118.00 feet the original common North corner of said Lot 34 and said Lot 35 and continuing for a total distance of 146.18 feet to a point for corner, from which a fence corner post bear South $33^{\circ}07'$ East, 0.57 feet:

THENCE South $00^{\circ}02'30''$ East, a distance of 34.87 feet to an angle point, from which a building corner bears South $10^{\circ}34'$ East, 0.46 feet;

THENCE South $21^{\circ}33'52''$ West, a distance of 87.14 feet to said existing Westerly right-of-way line of Island Grove Court and being in the arc of said curve to the left, from which a found 1/2-inch iron rod bears South $13^{\circ}08'$ East, 0.73 feet;

THENCE Southwesterly, along said existing Westerly right-of-way line of Island Grove Court and said curve to the left, having a radius of 50.00 feet, Chord Bearing and distance of South $84^{\circ}28'30''$ West, 45.52 feet and an arc distance of 47.26 feet to the **POINT OF BEGINNING**, containing an area of 0.2716 of one acre (11,833 square feet) of land, more or less.

Job # 01-48-12

