

TRACT 1
METES AND BOUNDS DESCRIPTION
2.9981 ACRE TRACT
LOCATED IN THE
JOSEPH BAY SURVEY, A-127,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 2.9981 acre of land or 12,600 square feet, located in the Joseph Bay Survey, Abstract 127, Harris County, Texas, said 2.9981 acre being the Lots 3 thru 46, Block 18 of Rosslyn, an addition in Harris County, Texas per map or plat thereof recorded in Volume 3, Page 7 in the Map Records of Harris County, Texas, save and except a 0.03415 acre tract of record in the name of the City of Houston in Harris County Clerk's File (H.C.C.F.) Number L174763, and a 0.12427 acre tract of record in the name of the City of Houston in H.C.C.F. Number L174764, said parcels being of record in the name of Rosslyn, LLC in H.C.C.F. Number 20100271040. Said 2.9981 acre tract being more particularly described as follows (all bearings based on):

BEGINNING at a 5/8 inch iron rod with (Gruller) cap set for the southwest corner of the herein described tract, being a northwest corner of aforesaid 0.12427 acre tract, and being on the east Right-of-Way (R.O.W.) line of Bingle Road (100 wide), and being on the west line of aforesaid Lot 42;

THENCE, coincident the west line of the herein described tract and the east R.O.W. line of aforesaid Bingle Road, North 01 Degrees 57 Minutes 59 Seconds West, at a distance 210.00 feet to a 5/8 inch iron rod with (Gruller) cap set for the southwest corner of aforesaid 0.03415 acre tract, being at the southwest corner of a R.O.W. transition from said east R.O.W. line to the south R.O.W. line of Millport Street (55' wide);

THENCE, coincident aforesaid R.O.W. transition, North 43 Degrees 02 Minutes 13 Seconds East, a distance of 21.21 feet to a 5/8 inch iron rod with (Gruller) cap set for a northeast end of said transition, being on the south R.O.W. line of Millport Street;

THENCE, coincident the south R.O.W. line of Millport Street the following six (6) courses:

1. North 88 Degrees 02 Minutes 13 Seconds East, a distance of 259.99 feet to a 5/8 inch iron rod with (Gruller) cap set;
2. North 01 Degrees 57 Minutes 59 Seconds West, a distance of 5.00 feet to a 5/8 inch iron rod with (Gruller) cap set;

3. North 88 Degrees 02 Minutes 13 Seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with (Gruller) cap set, being the northwest corner of aforesaid 0.12427 acre tract;

4. South 01 Degrees 49 Minutes 52 Seconds East, a distance of 5.00 feet 5/8 inch iron rod with (Gruller) cap set;

5. North 88 Degrees 02 Minutes 13 Seconds East, a distance of 205.01 feet 5/8 inch iron rod with (Gruller) cap set for the northwest end of R.O.W. transition from aforesaid south R.O.W. line to the west R.O.W. line of Lockfield Street (55 feet wide);

6. Coincident aforesaid R.O.W. transition, South 46 Degrees 57 Minutes 47 Seconds East, a distance of 21.21 feet to a 5/8 inch iron rod with (Gruller) cap set for the southeast end of said transition, and being on the west R.O.W. line of aforesaid Lockfield Street;

THENCE, coincident the west R.O.W. line of aforesaid Lockfield Street, South 01 Degrees 57 Minutes 47 Seconds East, a distance of 209.98 feet to a 5/8 inch iron rod with (Gruller) cap set for the northeast end of a R.O.W. transition from said west R.O.W. line to the north R.O.W. line of Grovecrest Street (55 feet wide);

THENCE, coincident aforesaid transition, South 43 Degrees 02 Minutes 13 Seconds West, a distance of 21.24 feet to a 5/8 inch iron rod at the southwest end of said transition, being on the north R.O.W. line of aforesaid Grovecrest Street;

THENCE, coincident the north R.O.W. line of Grovecrest Street and the north line of aforesaid 0.12427 acre tract, South 88 Degrees 02 Minutes 13 Seconds West, a distance of 514.98 feet to a 5/8 inch iron rod with (Gruller) cap set at the southeast end of a R.O.W. transition from said north R.O.W. line to the east R.O.W. line of aforesaid Bingle Road;

THENCE, coincident aforesaid R.O.W. transition, North 46 Degrees 57 Minutes 57 Seconds West, a distance of 21.21 feet to the POINT OF BEGINNING and containing 2.9981 acre of land.

W. TIDWELL ROAD
(100' R.O.W.)

Course	Bearing	Distance
L1	N43°02'13"E	21.21'
L2	N01°57'59"W	5.00'
L3	N88°02'13"E	50.01'
L4	S01°49'52"E	5.00'
L5	S46°57'47"E	21.21'
L6	S43°02'13"W	21.24'
L7	N46°57'57"W	21.21'

