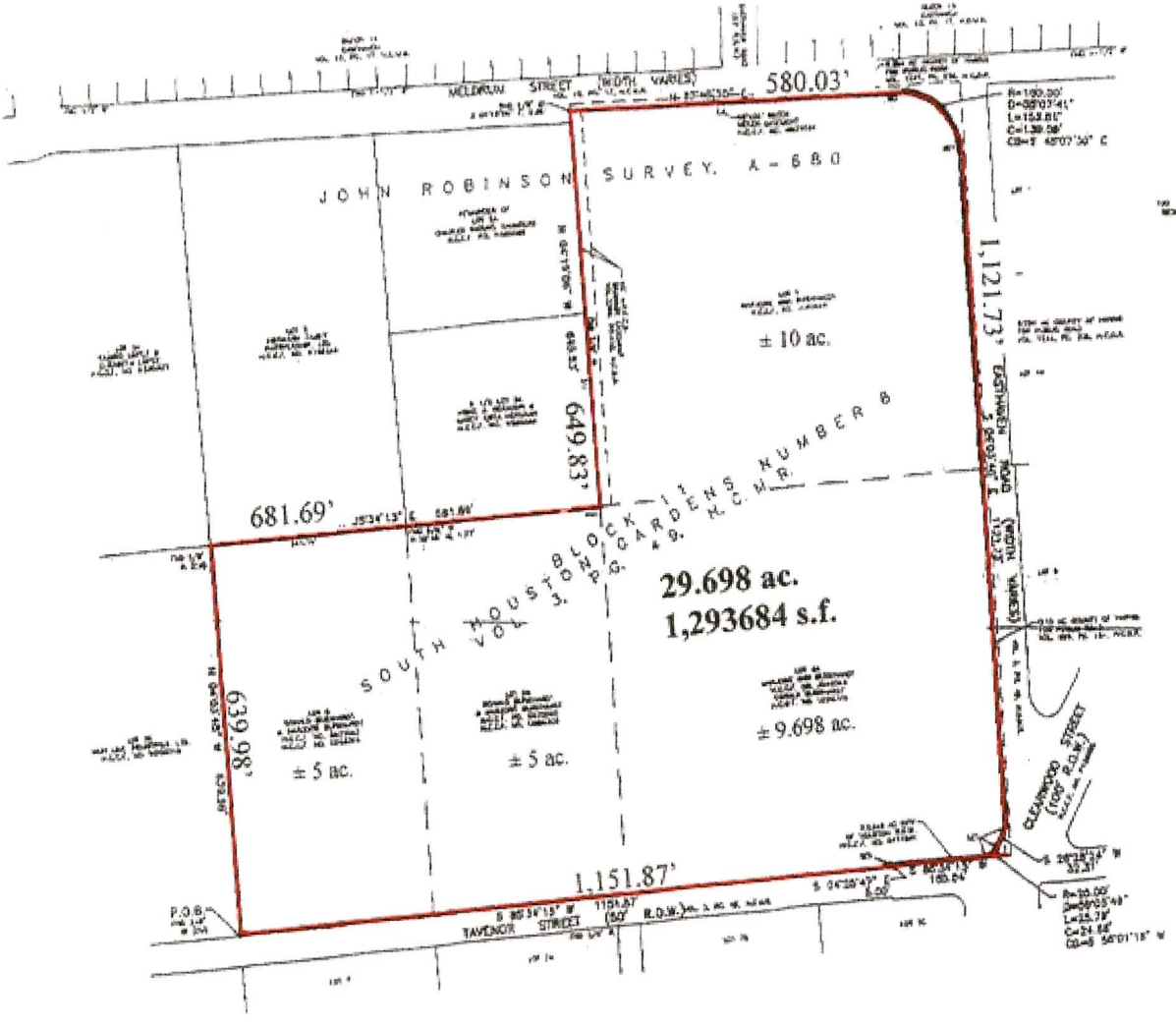

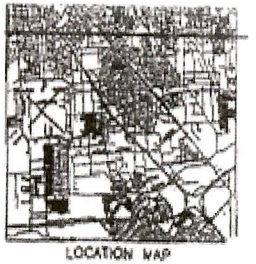

PROPERTY DESCRIPTION

BEING a tract or parcel containing 29.698 acres (1,293,684 square feet) of land situated in the John Robinson Survey, Abstract Number 680, City of Houston, Harris County, Texas, being the remainder of Lots 1 and 6, and all of Lots 5 and 66, Block 11 of South Houston Gardens Number 8, a subdivision of record in Volume 3, Page 40, Harris County Map Records (H.C.M.R.), Said 29.698 acre tract being more particularly described as follows (bearings are oriented to the bearing base referred to in deed recorded under Harris County Clerk File Number (H.C.C.F.) Number R411845.);

BEGINNING at a 5/8 inch iron rod found in the northerly right-of-way (R.O.W.) line of Melburn Street (80 foot wide), marking the southeasterly terminus corner of said Lot 5 and the southwesterly corner of the herein described tract;

THENCE, North 01°05'48" West, departing said northerly R.O.W. line and along the common line of said Lots 5 and 6 a distance of 649.83 feet to a 5/8 inch iron rod found marking the northeasterly corner of Lot 5, the southeasterly corner of Lot 1, and marking the most westerly northwesterly corner of the herein described tract;

THENCE, North 89°54'13" East, along the common line of Lots 1 and 6, of a distance of 681.69 feet, pass the northeasterly corner of Lot 1, at 639.98 feet a 5/8 inch iron rod found for reference, and continuing, in all, a distance of 1,321.67 feet to a 5/8 inch iron rod found for reference, said monument being on the westerly R.O.W. line of Eastwind Road, (60' wide), as dedicated by deed recorded in Volume 1541, Page 258, Harris County Deed Records, (H.C.D.R.), (width variable), said point also the most southerly southeasterly corner of the herein described tract, from which a found 5/8 inch iron rod bears South 89°54'13" East, 8.00 feet;

THENCE, North 01°05'48" West, along the westerly R.O.W. line of said Eastwind Road, a distance of 1,121.73 feet to a 5/8 inch iron rod found for reference, said monument being on the southerly R.O.W. line of Clearwood Street (100' wide), as dedicated by deed recorded in Volume 1541, Page 258, Harris County Deed Records, (H.C.D.R.), (width variable), said point also the most northerly northeasterly corner of the herein described tract;

THENCE, South 26°28'47" West, departing said westerly R.O.W. line of said Eastwind Road, and continuing along the southerly R.O.W. line of said Clearwood Street, a distance of 32.31 feet to a 5/8 inch iron rod and cap stamped "Pate" found for the beginning of a curve to the right having a central angle of 90°03'48", a radius of 100.00 feet and a chord which bears South 71°30'23" West, 141.66 feet;

THENCE, Southwesterly, along the northwesterly R.O.W. line of said Clearwood Street, and along said curve to the right, an arc distance of 157.21 feet to a 5/8 inch iron rod found for the end of said curve, said point also being on the easterly R.O.W. line of Eastwind Road, as referenced by deed recorded in Volume 1541, Page 258, Harris County Deed Records, (H.C.D.R.), (width variable), said point also the most southerly southwesterly corner of the herein described tract;

THENCE, North 01°05'48" West, along the easterly R.O.W. line of said Eastwind Road, a distance of 649.83 feet to a 5/8 inch iron rod found for reference, said monument being on the southerly R.O.W. line of Melburn Street (80' wide), as dedicated by deed recorded in Volume 1541, Page 258, Harris County Deed Records, (H.C.D.R.), said point also the most northerly northwesterly corner of the herein described tract;

THENCE, North 89°54'13" East, departing said easterly R.O.W. line of said Eastwind Road, and along the northerly line of said Lot 5, a distance of 639.98 feet to the POINT OF BEGINNING and containing 29.698 acres (1,293,684 square feet) of land.

PLAT OF SURVEY
29.698 ACRES
OUT OF
LOTS 1, 6, 66 AND 6A
BLOCK 11
SOUTH HOUSTON GARDENS NUMBER 8