

METES & BOUNDS

Being a 25.043 acre tract of land in the William Hurd Survey, Abstract No. 377, in Harris County, Texas, out of and a part of that certain 27.2429 acre tract of land described in deed recorded under Clerk's File No.'s D165433 and N807388 of the Official Public Records of Real Property of Harris County, Texas, said 25.043 acres is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found lying in the East right-of-way line of Cedar Lane (60 foot R-O-W), and marking the Northwest corner of the subject tract, and the Southwest corner of that certain 2.266-acre tract of land located at 20802 Cedar Lane, and recorded under Clerk's File No.'s P659125 and K905017. Said point lies S 00°06'39" W, 49.73 feet from an old 5/8-inch iron rod found 0.2 feet West of an old 3/4-inch iron pipe;

THENCE North 89°51'32" East (Reference Bearing based on above-referenced deeds of the 2.266 acre tract), departing the East line of Cedar Lane, a distance of 476.16 feet to a 5/8-inch iron rod found marking an angle point in the North line of the subject tract, and the South line of the said 2.266-acre tract;

THENCE around the Southerly and Easterly portions of the said 2.266-acre tract, the following nine calls: 1) South 47°49'11" East, with a fence, a distance of 189.93 feet to a 5/8-inch iron rod found for angle point, 2) North 84°15'42" East, a distance of 111.43 feet to a 5/8-inch iron rod found for angle point, 3) South 32°14'38" East, a distance of 171.88 feet to a 3/4-inch iron rod set on the North bank of a gully, 4) North 27°43'13" East, with a fence, a distance of 115.66 feet to a 5/8-inch iron rod found for angle point, 5) North 19°13'26" East, with a fence, a distance of 122.76 feet to a 5/8-inch iron rod found for angle point, 6) South 89°46'39" East, with a fence, a distance of 15.32 feet to a 5/8-inch iron rod found for angle point, 7) North 00°05'16" West, with a fence, a distance of 30.08 feet to a 5/8-inch iron rod found for angle point, 8) North 89°15'05" West, with a fence, a distance of 4.98 feet to a 5/8-inch iron rod found for angle point, and 9) North 00°04'44" East, with a fence, a distance of 56.95 feet to a 5/8-inch iron rod found lying in the North line of the original 27.2429 acre tract, in the South line of the remainder of a 17.18 acre tract (HCCFNo. 2012-0022289), and marking the Northeast corner of the said 2.266-acre tract;

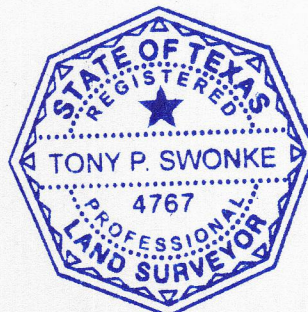
THENCE South 89°41'54" East, a distance of 441.16 feet to a 5/8-inch iron rod (with yellow plastic cap) found lying 2.5 feet East of a fenceline, and lying in the West line of the remainder of that certain 47.13 acre tract of land recorded under Clerk's File No.'s E687050, E658960 and F6833638, and marking the Northeast corner of the subject tract and the said 27.2429 acre tract, and the Southeast corner of that certain 5.000 acre tract of land recorded under Clerk's File No. 2020-249803;

THENCE South 00°40'49" East, at approximately 186 feet pass the Southwest corner of the said 47.13 acre tract and the Northwest corner of a 24.66-acre tract (HCCFNo.'s E687049 and 2014-0567176), and continuing a total distance of 867.94 feet to an old 1-inch iron pipe (with top broken off) next to an 8-inch diameter creosote fence corner post found marking the Southeast corner of the subject tract and the said 27.2429 acre tract, and the Northeast corner of that certain 16.816 acre tract of land located at 20716 Cedar Lane, and recorded under Clerk's File No. 2006-0209241;

THENCE North 89°44'29" West (called N 89°43'54" W, 1374.36 feet, in deed of said 16.816-acre tract), a distance of 1374.48 feet to a 5/8-inch iron rod (with yellow plastic cap) found lying in the East line of said Cedar Lane, and marking the Southwest corner of the subject tract and the said 27.2427 acre tract, and the Northwest corner of the said 16.816 acre tract;

THENCE North 00°04'23" West, with the East line of Cedar Lane, a distance of 819.26 feet to the **POINT OF BEGINNING**, and containing 25.043 acres of land.

NOTE #1: These metes and bounds are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



A handwritten signature in blue ink, appearing to read "Tony Swonke".

Tony P. Swonke
RPLSNo. 4767
April 17, 2025