



**WASHBURN & COMPANY**

Land Surveyors

P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

0.4841 ACRES

LOT 43

GILBERT BROOKS SURVEY, ABSTRACT No. 6

HARRIS COUNTY, TEXAS

**BEING** a 0.4851 acre tract of land, situated in the Gilbert Brooks Survey, Abstract No. 6, Harris County, Texas, being the remainder of Lot 43, Lake Houston Forest Addition, Section IV, an unrecorded subdivision, and being all of that certain called 0.48 acre tract described in instrument to Keith C. Jaehne referenced as Tract 2 in Clerks File No. RP-2024-121483 in the Official Public Records of Harris County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

**BEGINNING** at a found 5/8 inch iron rod situated in a curve in the apparent, occupied and monumented west right-of-way line of FM 2100 (150' R.O.W.) said point being the southeast corner of that certain tract called Tract 42 of said Section 4, Lake Houston Forest Addition, said tract being referenced in instrument to Raquel Montanez and Rafaela Gonzales recorded in Clerks File No. V261070, Official Public Records of Harris County, and being the northeast corner of the said 0.48 acre tract and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** along and with said west right-of-way line and said curve to the left, said curve having a radius of 2939.79 feet, an arc length of 99.99 feet, a delta angle of  $1^{\circ}56'56''$ , a chord bearing and distance of South  $04^{\circ}41'33''$  East 99.99 feet, to a point in the said west right-of-way line of FM 2100 for the northeast corner of that certain tract called Lot 44 in the said Lake Houston Forest Addition, described in the said instrument to Keith C. Jaehne in Clerks File No. RP-2024-121483, (Tract 1), and the southeast corner of the said Lot 43 and the herein described tract, from which a found 5/8 inch iron rod bears South  $79^{\circ}44'47''$  West 0.73 feet;

**THENCE** South  $87^{\circ}54'49''$  West, along the north line of the said Lot 44, and the south line of the said Lot 43 and the herein described tract, 211.65 feet to a point for the northwest corner of said Lot 44, on the east line of that certain called 1.2470 acre tract of land described in instrument to Alice J. Chapman, and John W. Glaspy and wife, Carol Ann Glaspy recorded in Clerks File No. RP-2020-163186, Official Public Records of Harris County, said point being the northeast corner of Lot 25, the southeast corner of Lot 24, and the southwest corner of Lot 43 of said unrecorded subdivision and the herein described tract, from which a found 4 inch by 4 inch concrete monument bears South  $74^{\circ}06'34''$  East 0.83 feet;

**THENCE** North  $04^{\circ}53'51''$  West along the east line of said Lot 24 and the west line of said Lot 43 and the herein described tract 100.01 feet to a 5/8 inch iron rod found for the northeast corner of the said Lot 24 of said unrecorded subdivision, the southeast corner of Lot 23 described in instrument to Duane Harper recorded in Clerks File No. P654957 of the Official Public Records of Harris County, the southwest corner of said Lot 42, and the northwest corner of the said Lot 43 and the herein described tract;

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**THENCE** North 87°54'49" East, along the south line of the said Lot 42 and the north line of the said Lot 43 and the herein described tract, 212.01 feet to the **POINT OF BEGINNING**, containing a computed area of 0.4851 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730

08 May, 2024

