

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5691 ACRES (24,790 SQUARE FEET) SITUATED
IN THE R. WILSON SURVEY, ABSTRACT 88
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.5691 acres (24,790 square feet), situated in the R. Wilson Survey, Abstract 88, being Lot 70, Green Acres, an unrecorded subdivision of Webster Outlots 66, 69 and 71, in Harris County, Texas, being a tract of land and out of the Houston Orchard Company's Webster Subdivision in Harris County, Texas, according to the map or plat thereof recorded in to the map or plat thereof recorded in Volume 3, Page 73, of the Harris County, being all of a tract conveyed unto Sharon Kay Arabian by deed recorded under Clerk's File No. G 233616 of the Official Public Records of Harris County, Texas. Said 0.5691-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northernmost corner of Lot 8 and the easternmost corner of Lot 1 in Block 66 of said Webster Subdivision, said point being in the southwest right-of-way line of Egret Bay Boulevard (180 feet wide);

THENCE South 38°33'00" East along the southwest right-of-way line of said Egret Bay Boulevard, a distance of 1,858.00 feet to a found mag nail for the northernmost corner of the said tract herein described and the POINT OF BEGINNING;

THENCE South 51°27'00" West, a distance of 185.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the northeast right-of-way line of Kings Lynn Street (60 feet wide) for the westernmost corner of the said tract herein described;

THENCE South 38°33'00" East along the northeast right-of-way line of said Kings Lynn Street, a distance of 134.00 feet to the southernmost corner of the said tract herein described, from which a found 1-inch iron pipe bears South 75°45" West, a distance of 0.8 feet;

THENCE North 51°27'00" East, a distance of 185.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the southwest right-of-way line of said Egret Bay Boulevard for the eastern most corner of the said tract herein described;

THENCE North 38°33'00" West, along the southwest right-of-way line of said Egret Bay Boulevard, a distance of 134.00 feet to the POINT OF BEGINNING and containing 0.5691 acres (24,790 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated April 5, 2023, job number 3-122151-23.

