

A tract of land being a portion of Lot 18 and Lot 19, Block 38, Sharptown Country Club Terrace, Section 3, as recorded in Volume 70, Page 1, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at the southwest corner of Lot 18 and the Southeast corner of Lot 19, in the north right-of-way line of Sharpcrest Lane;

THENCE, in a northwest direction along a curve to the left, a length of 51.03 feet, a radius of 2650.68 feet, a delta $01^{\circ}06'11''$, a chord bearing of North $75^{\circ}28'47''$ West a distance of 51.02 feet to a point from which a found 1/2-inch iron rod bears North $26^{\circ}06'$ West a distance of 0.4 feet;

THENCE, North $13^{\circ}58'06''$ East, across Lot 19, a distance of 117.14 feet to a point in the north line of Lot 19;

THENCE, South $76^{\circ}56'15''$ East, along the north line of Lot 19, a distance of 53.34 feet to a set 5/8-inch iron rod marking the common north corner of Lot 19 and Lot 18;

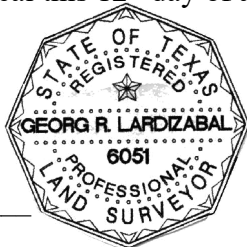
THENCE, South $76^{\circ}58'15''$ East, along the north line of Lot 18, a distance of 18.79 feet to a point;

THENCE, South $15^{\circ}27'35''$ West, across Lot 18, a distance of 119.23 feet to a found 1/2-inch iron rod, in the north right-of-way line of Sharpcrest Lane;

THENCE, in a northwest direction along aforementioned curve to the left, a length of 18.00 feet, a radius of 2650.68 feet, a delta $00^{\circ}23'21''$, a chord bearing of North $74^{\circ}44'02''$ West a distance of 18.00 feet to the **POINT OF BEGINNING** of herein described tract of land.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 12th day of July, 2022.



Georg Lardizabal
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