

Being a description of an 11.012-acre (479,671 Square Foot) tract of land situated in the J.H. Callahan Survey, A-10, Harris County, Texas. Said 11.012-acre tract being out of a called 12.02-acre tract of land conveyed to Timberlake Estates Property Owners Association, Inc., by deed recorded under Harris County Clerk's File No. (hereinafter H.C.C.F. No.) 20140048829, Film Code No. (hereinafter F.C. No.), ER 053-74-1928 of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2001 Adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000079206. All distances are surface:

BEGINNING (N=13,911,475.09, E=3,038,644.48) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the intersection of the southwest right-of-way line of Lakecrest Drive (60-Foot Wide Right-Of-Way), by plat recorded in Volume 53, Page 75 of the Harris County Map Records (hereinafter H.C.M.R.), and in the southeast right-of-way line of Park Forest Road (60-Foot Wide Right-Of-Way), by plat recorded in Volume 53, Page 75 of the H.C.M.R., for the most northerly northwest corner of said 12.02-acre tract and for the most northerly northwest corner of said tract herein described;

THENCE South 61 deg. 23 min. 47 sec. East, with the southwest right-of-way line of said Lakecrest Drive, with a northeast line of said 12.02-acre tract and with a northeast line of said tract herein described, a distance of 540.39 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described and the beginning of a tangent curve to the right;

THENCE in a southeasterly direction, with the southwest right-of-way line of said Lakecrest Drive, with a northeast line of said 12.02-acre tract, with a northeast line of said tract herein described and along said curve to the right, having a radius of 270.00 feet, a central angle of 28 deg. 20 min. 02 sec., a chord bearing South 47 deg. 13 min. 46 sec. East, a chord distance of 132.16 feet and an arc length of 133.52 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

THENCE South 33 deg. 03 min. 47 sec. East, with the southwest right-of-way line of said Lakecrest Drive, with a northeast line of said 12.02-acre tract and with a northeast line of said tract herein described, a distance of 364.45 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described and the beginning of a tangent curve to the left;

THENCE in a southeasterly direction, with the southwest right-of-way line of said Lakecrest Drive, with a northeast line of said 12.02-acre tract, with a northeast line of said tract herein described and along said curve to the left, having a radius of 330.00 feet, a central angle of 10 deg. 11 min. 18 sec., a chord bearing South 38 deg. 09 min. 26 sec. East, a chord distance of 58.60 feet and an arc length of 58.68 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most northerly northeast corner of said tract herein described;

THENCE South 28 deg. 36 min. 13 sec. West, over and across said 12.02-acre tract and with a southeast line of said tract herein described, a distance of 80.68 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior corner of said tract herein described;

THENCE South 61 deg. 23 min. 47 sec. East, over and across said 12.02-acre tract and with a northeast line of said tract herein described, a distance of 102.77 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the northwest right-of-way line of Pine Spring Lane Drive (60-Foot Wide Right-Of-Way), by plat recorded in Volume 53, Page 75 of the H.C.M.R., in the southeast line of said 12.02-acre tract and for the most easterly northeast corner of said tract herein described;

THENCE South 28 deg. 36 min. 13 sec. West, with the northwest right-of-way line of said Pine Spring Lane, with a southeast line of said 12.02-acre tract and with a southeast line of said tract herein described, a distance of 35.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most easterly southeast corner of said tract herein described;

THENCE North 61 deg. 47 min. 26 sec. West, over and across said 12.02-acre tract and with a southwest line of said tract herein described, a distance of 102.77 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior corner of said tract herein described;

THENCE South 28 deg. 36 min. 13 sec. West, over and across said 12.02-acre tract and with a southeast line of said tract herein described, a distance of 150.34 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most southerly southeast corner of said tract herein described;

THENCE South 73 deg. 36 min. 13 sec. West, over and across said 12.02-acre tract and with a southeast line of said tract herein described, a distance of 170.58 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the northeast right-of-way line of Lake Forest Drive (60-Foot Wide Right-Of-Way), by plat recorded in Volume 53, Page 75 of the H.C.M.R., in the southwest line of said 12.02-acre tract and for the southwest corner of said tract herein described;

THENCE North 61 deg. 23 min. 47 sec. West, with the northeast right-of-way line of said Lake Forest Drive, with a southwest line of said 12.02-acre tract and with a southwest line of said tract herein described, a distance of 303.62 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described and the beginning of a tangent curve to the right;

THENCE in a northwesterly direction, with the northeast right-of-way line of said Lake Forest Drive, with a southwest line of said 12.02-acre tract, with a southwest line of said tract herein described and along said curve to the right, having a radius of 270.00 feet, a central angle of 43 deg. 10 min. 01 sec., a chord bearing North 39 deg. 48 min. 46 sec. West, a chord distance of 198.64 feet and an arc length of 203.42 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

THENCE North 18 deg. 13 min. 47 sec. West, with the northeast right-of-way line of said Lake Forest Drive, with a southwest line of said 12.02-acre tract and with a southwest line of said tract herein described, a distance of 224.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described and the beginning of a tangent curve to the left;

THENCE in a northwesterly direction, with the northeast right-of-way line of said Lake Forest Drive, with a southwest line of said 12.02-acre tract, with a southwest line of said tract herein described and along said curve to the left, having a radius of 330.00 feet, a central angle of 43 deg. 10 min. 30 sec., a chord bearing North 39 deg. 49 min. 02 sec. West, a chord distance of 242.83 feet and an arc length of 248.67 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

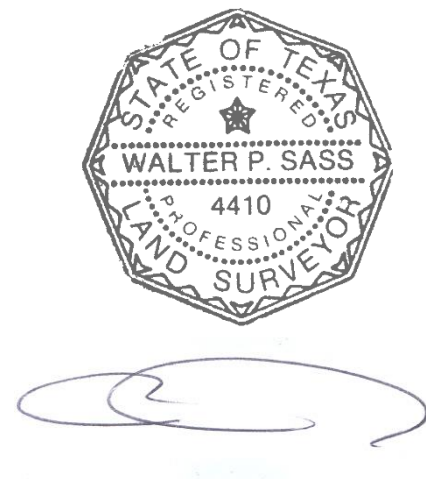
THENCE North 61 deg. 23 min. 47 sec. West, with the northeast right-of-way line of said Lake Forest Drive, with a southwest line of said 12.02-acre tract and with a southwest line of said tract herein described, a distance of 45.03 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the intersection of the northeast right-of-way line of said Lake Forest Drive and the southeast right-of-way line of said Park Forest Drive, for the most westerly northwest corner of said 12.02-acre tract and for the most westerly northwest corner of said tract herein described;

THENCE North 28 deg. 36 min. 13 sec. East, with the southeast right-of-way line of said Park Forest Drive, with the northwest line of said 12.02-acre tract and with the northwest line of said tract herein described, a distance of 300.15 feet to the **POINT OF BEGINNING** and containing 11.012 acres (479,671 Square Feet) of land.

This description is accompanied by a survey of even survey date.

Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. EF806
Date: 09/22/2021



*-----

* Prepared by: Weisser Engineering Company

* Routine: Area Summary Coord File: EF806 SURFACE.crd 11/29/21 13:43:29

* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

*-----

11.012

Point ID	Ang Rt	Bearing	Distance	Point ID	Northing	Easting
40001		S 61°23'47"E	540.39	40002	13912318.26	3039359.59

CURVE DEF: Arc CURVE DIR: CW

RAD: 270.00 LEN: 133.52 TAN: 68.15 CEN. ANG: 28°20'02"

CHORD: 132.16 MO: 8.21 EXT: 8.47 DEGREE: 21°13'14"

SEG: 725.74 TRI: 17299.46 SEC: 18025.20

40002	90°00'00"	S 28°36'13"W	270.00	40003	13912081.21	3039230.33
-------	-----------	--------------	--------	-------	-------------	------------

40003	331°39'58"	N 56°56'15"E	270.00	40004	13912228.51	3039456.61
-------	------------	--------------	--------	-------	-------------	------------

40002	165°49'59"	S 47°13'46"E	132.16	40004	13912228.51	3039456.61
-------	------------	--------------	--------	-------	-------------	------------

40004	165°50'01"	S 33°03'47"E	364.45	40005	13911923.08	3039655.44
-------	------------	--------------	--------	-------	-------------	------------

CURVE DEF: Arc CURVE DIR: CCW

RAD: 330.00 LEN: 58.68 TAN: 29.42 CEN. ANG: 10°11'18"

CHORD: 58.60 MO: 1.30 EXT: 1.31 DEGREE: 17°21'44"

SEG: 50.94 TRI: 9631.31 SEC: 9682.26

40005	270°00'00"	N 56°56'13"E	330.00	40006	13912103.12	3039932.00
-------	------------	--------------	--------	-------	-------------	------------

40006	10°11'18"	S 46°44'55"W	330.00	40026	13911877.00	3039691.64
-------	-----------	--------------	--------	-------	-------------	------------

40005	185°05'39"	S 38°09'26"E	58.60	40026	13911877.00	3039691.64
-------	------------	--------------	-------	-------	-------------	------------

40026	113°14'21"	S 28°36'13"W	80.68	40025	13911806.17	3039653.02
-------	------------	--------------	-------	-------	-------------	------------

40025	270°00'00"	S 61°23'47"E	102.77	40024	13911756.97	3039743.25
-------	------------	--------------	--------	-------	-------------	------------

40024	90°00'00"	S 28°36'13"W	35.00	40023	13911726.24	3039726.49
-------	-----------	--------------	-------	-------	-------------	------------

40023	90°23'39"	N 61°47'26"W	102.77	40022	13911774.82	3039635.93
-------	-----------	--------------	--------	-------	-------------	------------

40022	269°36'21"	S 28°36'13"W	150.34	40021	13911642.83	3039563.95
-------	------------	--------------	--------	-------	-------------	------------

40021	135°00'00"	S 73°36'13"W	170.58	40020	13911594.68	3039400.31
-------	------------	--------------	--------	-------	-------------	------------

40020 135°00'00" N 61°23'47"W 303.62 40009 13911740.03 3039133.74

CURVE DEF: Arc CURVE DIR: CW

RAD: 270.00 LEN: 203.42 TAN: 106.81 CEN. ANG: 43°10'01"

CHORD: 198.64 MO: 18.93 EXT: 20.36 DEGREE: 21°13'14"

SEG: 2525.24 TRI: 24936.46 SEC: 27461.70

40009 90°00'00" N 28°36'13"E 270.00 40010 13911977.08 3039263.01

40010 316°49'59" S 71°46'14"W 270.00 40011 13911892.62 3039006.56

40009 158°24'59" N 39°48'46"W 198.64 40011 13911892.62 3039006.56

40011 158°25'01" N 18°13'47"W 224.00 40012 13912105.37 3038936.49

CURVE DEF: Arc CURVE DIR: CCW

RAD: 330.00 LEN: 248.67 TAN: 130.57 CEN. ANG: 43°10'30"

CHORD: 242.83 MO: 23.15 EXT: 24.89 DEGREE: 17°21'44"

SEG: 3774.30 TRI: 37256.25 SEC: 41030.55

40012 270°00'00" S 71°46'13"W 330.00 40013 13912002.14 3038623.05

40013 43°10'30" N 28°35'43"E 330.00 40014 13912291.89 3038780.99

40012 201°35'15" N 39°49'02"W 242.83 40014 13912291.89 3038780.99

40014 201°34'45" N 61°23'47"W 45.03 40015 13912313.45 3038741.46

40015 90°00'00" N 28°36'13"E 300.15 40001 13912576.96 3038885.15

40001 90°00'00"

Perimeter: 3064.07 Cumulative Perimeter: 3064.07

Approx: Sq. Feet: 479671 Acres: 11.012

Approx: Total - Sq. Feet: 479671 Acres: 11.012

Correct Ending Coordinates, North: 13912576.96 East: 3038885.15

Ending Coordinates, North: 13912576.96 East: 3038885.15

Error, N: -0.00 E: -0.00 Total: 0.00 Brg: N 31°16'00"E

Distance Traversed: 3052.02 Closure: 465431