

County: Harris
Project: Bridgeland Parkland Village Sec 35 - Plat Boundary
C.I. No.: 1026-19
Job Number: 2014-325-035

METES AND BOUNDS DESCRIPTION FOR 6.511 ACRES

Being an 6.511 acre tract of land located in the H.&T.C.R.R. Co. Survey, Section 25, A-432, in Harris County, Texas; said 6.511 acre tract being and out of a called 318.95 acre tract of land (Parcel A, Tract 8) recorded in Clerk's File Number W677033 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 6.511 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System NAD83, South Central Zone, established using Harris County Floodplain Reference Mark Numbers 110170, 110710 & 110725):

Commencing at a 3/4-inch iron rod found at the west end of a right-of-way turnout located at the intersection of the northeast right-of-way line of Summit Point Crossing and northwest right-of-way line of Mason Road (120 feet wide) as recorded in Film Code No. 681635 of the Harris County Map Records (H.C.M.R.), (State Plane Grid Coordinate = N 13902234.02, E 2996164.31);

Thence, through and within said aforesaid called 318.95 acre tract, North 61 degrees 29 minutes 32 seconds West, a distance of 460.90 feet to the **Point of Beginning** of the herein described tract:

Thence, continuing through and within said called 318.95 acre tract, the following six (6) courses and distances:

1. 25.48 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 27 minutes 36 seconds, a radius of 1,000.00 feet and a chord that bears North 60 degrees 29 minutes 27 seconds West, a distance of 25.48 feet;
2. 246.08 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 25 minutes 59 seconds, a radius of 4,107.04 feet and a chord that bears North 61 degrees 28 minutes 39 seconds West, a distance of 246.04 feet;
3. North 26 degrees 48 minutes 22 seconds East, a distance of 212.40 feet;
4. North 49 degrees 04 minutes 40 seconds East, a distance of 338.75 feet;
5. North 30 degrees 36 minutes 21 seconds East, a distance of 145.53 feet;
6. North 35 degrees 50 minutes 50 seconds East, a distance of 180.03 feet located to the southwest right-of-way line of Bridgeland Creek Parkway (160 feet wide) recorded in Film Code No. 682479 of the H.C.M.R.;

Thence, with said southwest right-of-way line, the following three (3) courses and distances:

7. South 54 degrees 09 minutes 10 seconds East, a distance of 33.12 feet;
8. 164.41 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 31 minutes 44 seconds, a radius of 2,080.00 feet and a chord that bears South 56 degrees 25 minutes 02 seconds East, a distance of 164.37 feet;
9. South 58 degrees 40 minutes 54 seconds East, a distance of 123.82 feet;

Thence, through and within aforesaid called 318.95 acre tract, the following thirteen (13) courses and distances:

10. South 32 degrees 24 minutes 22 seconds West, a distance of 166.84 feet;
11. South 32 degrees 06 minutes 48 seconds West, a distance of 56.15 feet;
12. South 20 degrees 30 minutes 22 seconds West, a distance of 88.67 feet;
13. South 29 degrees 53 minutes 06 seconds West, a distance of 57.62 feet;
14. South 36 degrees 26 minutes 55 seconds West, a distance of 50.55 feet;
15. South 49 degrees 08 minutes 43 seconds West, a distance of 80.69 feet;
16. South 61 degrees 22 minutes 46 seconds West, a distance of 170.77 feet;
17. North 60 degrees 32 minutes 46 seconds West, a distance of 33.95 feet;
18. 7.72 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 19 minutes 16 seconds, a radius of 70.00 feet and a chord that bears North 57 degrees 23 minutes 08 seconds West, a distance of 7.72 feet;
19. South 35 degrees 46 minutes 30 seconds West, a distance of 50.00 feet;
20. 36.51 feet along the arc of a curve to the right, said curve having a central angle of 83 degrees 40 minutes 44 seconds, a radius of 25.00 feet and a chord that bears South 12 degrees 23 minutes 08 seconds East, a distance of 33.35 feet;
21. South 29 degrees 27 minutes 14 seconds West, a distance of 89.01 feet;

22. 46.77 feet along the arc of a curve to the right, said curve having a central angle of 89 degrees 19 minutes 30 seconds, a radius of 30.00 feet and a chord that bears South 74 degrees 06 minutes 59 seconds West, a distance of 42.18 feet to the **Point of Beginning** and containing 6.511 acres of land.

