

METES & BOUNDS
2.3850 ACRES (103,890 SQ.FT.)
OUT OF AND A PART OF
JAMES H. ISBELL SURVEY, A-473 & A-474,
HARRIS COUNTY, TEXAS

Being all that tract or parcel of land containing 2.3850 acres (103,890 square feet), situated in the James H. Isbell Survey, Abstract No. 473-474, Harris County, Texas, also described as Lot 41 in instrument recorded to Larry Hall and Kandyce Hall, File No. 20130374442, Harris County Official Public Record of Real Property (H.C.O.P.R.R.P.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch pinched top pipe, found in the westerly Right-of-Way line (ROW) of FM 2100 (Huffman Cleveland Road, 60-foot ROW as per Vol. 792, PG. 359, H.C.D.R.), also marking the northeast corner of a called Lot 36, recorded in instrument to Larry Hall and Kandyce Hall, File No. 20130374442, H.C.O.P.R.R.P., **THENCE**, South 01 deg. 26 min. 56 sec. East, along said Lot 36 and said ROW line, a distance of 692.60 feet, to a set 5/8-inch iron rod with "TRI-TECH" cap, marking the northeast corner and **POINT OF BEGINNING** of the herein described tract;

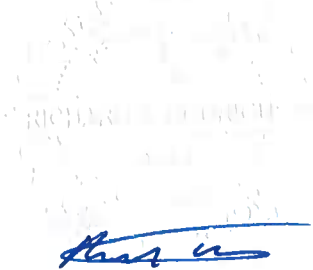
THENCE, South 01 deg. 26 min. 56 sec. East, along said west ROW line of Huffman Cleveland Rd and said easterly line of Lot 41, a distance of 138.52 feet, to a set 5/8-inch iron rod with Tri-Tech cap, said rod being coincident with the northeast corner of a called 0.144-acre tract dedicated to ROW purposes, as recorded in File No. 20110270414, H.C.C.F., and marking the southeast corner of the herein described tract;

THENCE, South 88 deg. 33 min. 04 sec. West, along the northerly line of said 0.144-acre tract and the southerly line of said Lot 41, a distance of 25.00 feet to a point marking the northerly line of a called 17.64-acre tract of land, known as Commons Park Place subdivision, as recorded in Film Code 658275, H.C.M.R., and continuing for a total distance of 750.00 feet to a set 5/8-inch iron rod with Tri-Tech cap, lying on the east line of that certain subdivision called Commons of Lake Houston, Sec. 6, as recorded in Film Code 407101, H.C.M.R., and marking the southwesterly corner of the herein described tract;

THENCE, North 01 deg. 26 min. 56 sec. West, along the easterly line of said Commons of Lake Houston, Sec. 6 subdivision and the westerly line of said Lot 41, a distance of 138.52 feet to a found 1-inch pinched top pipe, being coincident with the southwesterly corner of a called 2.3850-acre tract, described as Lot 40 in instrument recorded to Larry Hall and Kandyce Hall, File No. 20130374442, H.C.O.P.R.R.P., also marking the northwesterly corner of the herein described tract;

THENCE, North 88 deg. 33 min. 04 sec. East, along the southerly line of said Lot 40 and the northerly line of said Lot 41, a distance of 750.00 feet, to the **POINT OF BEGINNING** and containing 103,890.00 square feet (2.3850 acres) of land, more or less.

- 1.) This field note description is part of the plat of same date. (Plat being Page 1 of 2 pages)
- 2.) Bearings shown are based on Texas State plane coordinate, South Central Zone 4204.
- 3.) The square footage and acreage values shown hereon are mathematical values calculated from the boundary data shown hereon. These values in no way represent the precision of closure of this survey or the accuracy of boundary monuments found or set



RICHARD A. RODRIGUEZ, R.P.L.S. NO. 6777

9/2/21

JOB No. M3691-21