

C & C Surveying, Inc.

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Metes and Bounds

3.427 Acres

Joseph Miller Survey, Abstract Number 50 Harris County, Texas

Being a 3.427 acre tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas, and being out of and part of a called 5.9695 acres described in deed recorded in Clerk's File Number H832773 of the Real Property Records of Harris County, Texas; said 3.427 acres being more particularly described as follows with all bearings based on the lower North line of said 5.9695 acres per the Recorded Deed;

BEGINNING at a 5/8 inch iron rod, found for the Northeast corner of the herein described tract, common with the most Easterly Northeast corner of said 5.9695 acres, and the Southeast corner of Lot 1 in Block 1 of STANOLIND ACRES, a subdivision recorded in Film Code Number 703549, of the Map Records of Harris County, Texas, same being in the West right-of-way line of Stanolind Road, 60 feet wide, and proceeding:

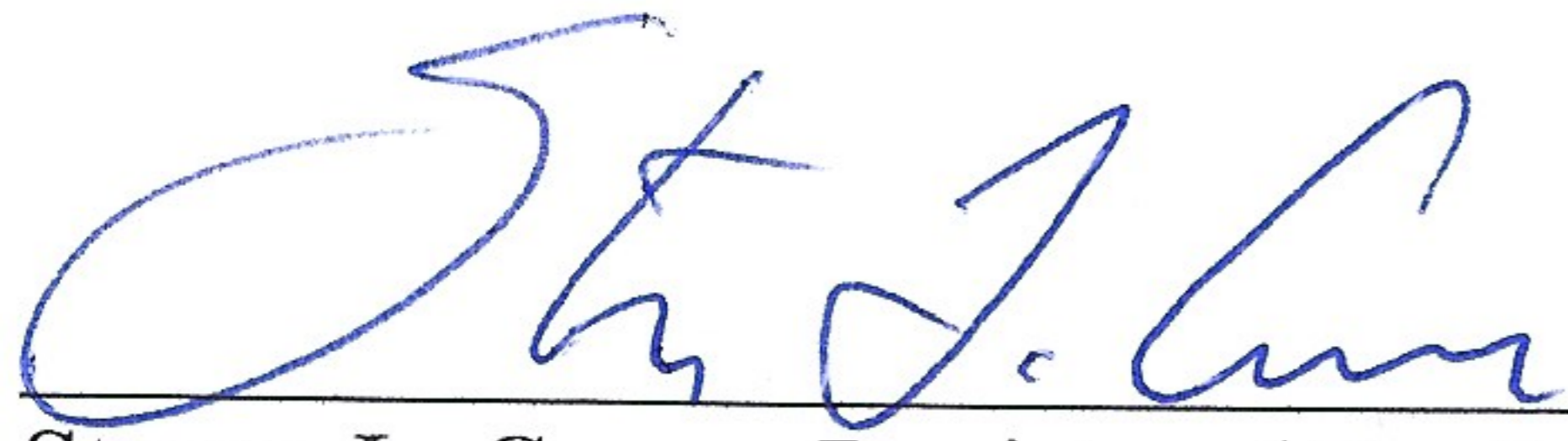
THENCE S 01°39'45" E, along the East line of the herein described tract, common with the most Easterly East line of the 5.9695 acres, and the West right-of-way line of Stanolind Road, a distance of 247.50 feet, to a 1/2 inch iron rod, found for the Southeast corner of the herein described tract, common with the Southeast corner of the 5.9695 acres and the Northeast corner of a called 0.488 acre described in deed recorded in Clerk's File Number F179483, of said Real Property Records;

THENCE S 89°49'51" W, along the South line of the herein described tract, common with the South line of the 5.9695 acres, and the North line of said 0.488 acre, a distance of 460.88 feet, to a 5/8 inch iron rod, found for the most Southerly Southwest corner of the herein described tract, common with the most Southerly Southwest corner of the 5.9695 acres, and the Northwest corner of the 0.488 acre, same being in the Northeast right-of-way line of the I. & G.N. Railroad Company, 150 feet wide;

THENCE N 56°49'30" W, along the Southwest line of the herein described tract, common with the Southwest line of the 5.9695 acres and the Northeast right-of-way line of the I. & G.N. Railroad Company, a distance of 340.43 feet, to an iron rod with survey cap, set for the most Westerly Southwest corner of the herein described tract;

THENCE N 33°10'30" E, along the Northwest line of the herein described tract, severing the 5.9695 acres, a distance of 49.97 feet, to a point for the Northwest corner of the herein described tract, common with an interior corner of the 5.9695 acres and the most Southerly Southwest corner of Lot 2 in Block 1 of said STANOLIND ACRES subdivision;

THENCE N 88°20'15" E, along the North line of the herein described tract, common with the most Southerly North line of the 5.9695 acres, the South line of said Lot 2, and the South line of said Lot 1, a distance of 711.60 feet, back to the **POINT OF BEGINNING** and containing 3.427 acres of land.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141

25-0181C
11/03/2025

