

County: Harris
Job No.: 2308040754

Being a 2.579 acre tract of land located in the Ellis Benson Survey, A-110, Harris County, Texas; said 2.579 acre tract being out of Lots 31, 32 & 33, Block 6, of a Highland Heights Annex Addition, a subdivision recorded in Volume 459, Page(s) 351-352, of the Deed Records of Harris County (D.R.H.C.) Texas, and being all of a called 1.5992-acre tract, recorded in File Number RP-2018-562393 and all of the remainder of Lot 31, Block 6, recorded in File Number RP-2019-208867, both of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C) Texas; said 2.579 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at 1/2-inch iron rod found on the present north right-of-way line of Mansfield Road (60 feet wide) being the north line of a 10-foot strip out of Lots 31, 32, and 33, conveyed to Harris County in Volume 1887, Page 591, D.R.H.C., and being on the common line of Lot 33 and 34 of said subdivision, for the southwest corner of said 1.5992 acre tract, from which a 1/2-inch iron rod found for the southeast corner of a tract of land described in Clerk's File Number RP-2018-202835 of the O.P.R.R.P.H.C. bears S88°15'17"W, 83.37';

THENCE, North 01 degrees 44 minutes 43 seconds West, a distance of 510.55 feet, with the west line of said 1.5992-acre tract and the common line of said Lot 33 and Lot 34, to a 1/2-inch iron rod with cap stamped "OSC" set on the south line of Hoover Place, a subdivision recorded in Volume 43, Page 69 of the Harris County Map Records (H.C.M.R.), for the common north corner of said Lot 33 and Lot 34, the northwest corner of said 1.5992-acre tract, and the northeast corner of a called 10,813 sq. ft. tract, described in a deed to George F. Bingham & Joyce A. Bingham, in Clerk's File Number RP-2022-204528 of the O.P.R.R.P.H.C.;

THENCE, North 88 degrees 15 minutes 17 seconds East, a distance of 250.80 feet, with the north line of said 1.5992 acre tract, the north line said Lots 33, 32 & 31, common to the south line of said Hoover Place, and the south line of a called 3.14 acre tract, described in a deed to Mount Calm Missionary Baptist Church, in Clerk's File Number 20110199633 of the O.P.R.R.P.H.C., to a 1/2-inch iron rod with cap stamped "OSC" set for the common north corner of Lot 31 and Lot 30 of said subdivision;

THENCE, South 01 degrees 44 minutes 43 seconds East, a distance of 510.55 feet, with the common line of said Lot 31 & Lot 30, to a 1/2-inch iron rod on the north right-of-way line of said Mansfield Road;

THENCE, South 88 degrees 15 minutes 17 seconds West, a distance of 83.60 feet, with the north right-of-way line of said Mansfield Road, to a 1/2-inch iron rod with cap stamped "OSC" set on the common line of said Lot 31 and 32 for a southerly corner of herein described tract, being on the east line of the S. 1/4 of said Lot 32, described in a deed to Charles Edward Jackson, in Clerk's File Number K208619 of the O.P.R.R.P.H.C.;

THENCE, North 01 degrees 44 minutes 43 seconds West, a distance of 120.14 feet, with the east line of said S. 1/4 of Lot 32, the common line of said Lots 31 & 32, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said 1.5992-acre tract and the northeast corner of said S. 1/4 of Lot 32;

THENCE, with the south line of said 1.5992-acre tract, the following five (5) courses:

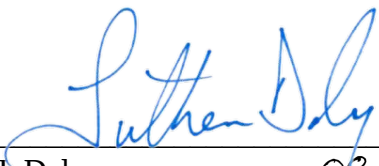
South 88 degrees 15 minutes 17 seconds West, a distance of 75.00 feet, with the called north line of said S. 1/4 of Lot 32, to a 1/2-inch iron rod with cap stamped "OSC" set for a southerly corner of said 1.5992-acre tract;

North 01 degrees 44 minutes 43 seconds West, a distance of 19.86 feet, to a 1/2-inch iron rod with cap stamped "OSC" set for a southerly corner of said 1.5992-acre tract;

South 88 degrees 15 minutes 17 seconds West, a distance of 47.80 feet, to a 1/2-inch iron rod with cap stamped "OSC" set for a southerly corner of said 1.5992-acre tract;

South 01 degrees 44 minutes 43 seconds East, a distance of 140.00 feet, to a 5/8-inch iron rod found on the north right-of-way line of aforesaid Mansfield Road for the southerly southeast corner of said called 1.5992-acre tract;

South 88 degrees 15 minutes 17 seconds West, a distance of 44.40 feet, with the most south line of said 1.5992-acre tract and the north right-of-way line of said Mansfield Road, to the **POINT OF BEGINNING** and containing 2.579 acres of land.


Luther J. Daly
Registered Professional Land Surveyor
Texas Registration No. 6150

03/18/23

