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Firm No. 100334-00

All that certain tract or parcel containing 0.5211 acre of land out of Reserve "C" in Final Calvary Baptist of Tomball Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 520133 of the Harris County Map Records, said 0.5211 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Frontier Surveying cap (found) in the South line of Reserve "B" in said Final Calvary Baptist of Tomball Subdivision marking the Northeast corner of Outlot 365 in Corrected Map of Tomball Outlots, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 65 of said Harris County Plat Records, an interior corner of that certain call 105.0452 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. RP-2019-536600, the Northwest corner of said Reserve "C" and the Northwest corner of the herein described 0.5211 acre tract of land, from this point a 5/8" iron rod with KUO cap (found) bears N 34°13'57" E, 6.64 feet;

THENCE N 87°14'54" E, a distance of 102.67 feet along the common line of said Reserve "B" and said Reserve "C" to a 5/8" iron rod with EIC cap (set) in the proposed Southwesterly right-of-way line of Huffsmith-Kohrville Road, (variable width), marking the Northeast corner of the herein described 0.5211 acre tract of land, from this point a 5/8" iron rod with EIC cap (set) in the existing Southwest right-of-way line of said Huffsmith-Kohrville Road marking the Southeast corner of said Reserve "B" and the Northeast corner of said Reserve "C" bears N 87°14'54" E, 20.98 feet, from this point a 5/8" iron rod with KUO cap (found) bears N 35°37'47" W, 5.83 feet;

THENCE S 20°22'01" E, a distance of 139.34 feet along the proposed Southwesterly right-of-way line of said Huffsmith-Kohrville Road to a 5/8" iron rod with EIC cap (set) at the Northeast end of a cut-back corner marking the intersection of the proposed Southwesterly right-of-way line of said Huffsmith-Kohrville Road with the Northwesterly right-of-way line of a proposed 100.00 foot Road, same point marking the Easterly-Southeast corner of the herein described 0.5211 acre tract of land;

THENCE S 24°43'46" W, a distance of 28.24 feet along said cut-back corner to a 5/8" iron rod with EIC cap (set) in the Northwesterly right-of-way line of said proposed 100.00 foot Road marking the Southwest end of said cut-back corner and the Southerly-Southeast corner of the herein described 0.5211 acre tract of land;

THENCE S 69°49'32" W, a distance of 138.92 feet along the Northwesterly right-of-way line of said proposed 100.00 foot Road and the Southerly line of said 0.5211 acre tract of land to a 5/8" iron rod with EIC cap (set) in the West line of said Reserve "C", the East line of said Outlot 365 and an interior line of said 105.0452 acre tract of land marking the Southwest corner of the herein described 0.5211 acre tract of land;

THENCE N 02°32'20" W, a distance of 199.45 feet along the common line of said Reserve "C", said Outlot 365 and said 105.0452 acre tract of land to the POINT OF BEGINNING and containing 0.5211 acre of land.

Surveyed on the ground April 29, 2021.

Job No. 21-223-04. (see corresponding plat)

The basis of bearing is N 02°32'20" W along the West line of Reserve "C" per record plat.

Land Boundary / Topographic Surveying
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