



12345 Jones Road, Suite 270
Houston, TX 77070
281-955-2772 • Fax 281-955-6678
www.eicsurveying.com • eic@eicsurveying.com

Firm No. 100334-00

All that certain tract or parcel containing 0.7040 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 0.7040 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING 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 and the Northwest corner of said Reserve "C", from this point a 5/8" iron rod with KUO cap (found) bears N 34°13'57" E, 6.64 feet;

THENCE S 02°32'20" E, a distance of 304.38 feet along the common line of said Reserve "C", said Outlot 365 and said 105.0452 acre tract of land to a 5/8" iron rod with EIC cap (set) in the South right-of-way line of a proposed 100.00 foot Road marking the Northwest corner and POINT OF BEGINNING and containing 0.7040 acre of land.

THENCE N 69°49'32" E, a distance of 171.04 feet along the South right-of-way line of said proposed 100.00 foot Road to a 5/8" iron rod with EIC cap (set) at the Northwest end of a cut-back corner marking the intersection of the South right-of-way line of said proposed 100.00 foot road with the proposed Southwesterly right-of-way line of Huffsmith-Kohrville Road, (variable width), same point marking the Northerly-Northeast corner of the herein described 0.7040 acre tract of land;

THENCE S 65°16'14" E, a distance of 28.33 feet along said cut-back corner to a 5/8" iron rod with EIC cap (set) in the Southwesterly right-of-way line of said proposed Huffsmith-Kohrville Road marking the Easterly-Northeast corner of the herein described 0.7040 acre tract of land;

THENCE S 20°22'01" E, a distance of 160.49 feet along the proposed Southwesterly right-of-way line of said Huffsmith-Kohrville Road to a 5/8" iron rod with EIC cap (set) in the South line of said Reserve "C" and the North line of Reserve "D" in said Final Calvary Baptist of Tomball Subdivision marking the Southeast corner of the herein described 0.7040 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 "C" and the Northeast corner of said Reserve "B" bears N 87°14'54" E, 20.98 feet, from this point an axle (found) bears N 14°34'30" W, 21.93 feet;

THENCE S 87°14'54" W, a distance of 237.33 feet along common line of said Reserve "C" and said Reserve "D" to a 5/8" iron rod (found) in the East line of said Outlot 368 in said Corrected Map of Tomball Outlots and the East line of that certain call 10.27 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. 20070023560 marking the Northwest corner of said Reserve "D", the Southwest corner of said Reserve "C" and the Southwest corner of the herein described 0.7040 acre tract of land;

THENCE N 02°32'20" W, along the common line of said Reserve "C", said Outlot 368 and said 10.27 acre tract of land, passing at 21.25 feet a 1/2" iron rod (found) marking the Northeast corner of said Outlot 368, the Northeast corner of said 10.27 acre tract of land, the Southeast corner of said Outlot 365 and an interior corner of said 105.0425 acre tract of land, a total distance of 114.83 feet to the POINT OF BEGINNING and containing 0.7040 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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