

LEGAL DESCRIPTION

1.2474 ACRE

W. C. RY CO. SURVEY, ABSTRACT NO. 2

HARRIS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 1.2474 ACRES (53,785 SQUARE FEET) OF LAND SITUATED IN LOT 4, BLOCK 129, UNIT "D" OF HE ELENA FRUIT AND COTTON FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 404 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED FROM LOLA EVAN ALPERS, JAMES ROLAND DAVIS, CATHLUE PEREW, THELMA LEE THOMPSON AND SILAS WAYNE DAVIS AND RECORDED IN HARRIS COUNTY CLERKS FILE NO. Y117665, SAID 1.2474 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A ½ INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF CEDAR BAYOU LYNCHBURG ROAD (80 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE RAY MCMAHON CALLED 4.000 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. T865186, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 40 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID RAY MCMAHON CALLED 4.000 ACRE TRACT, PASS AT 671.94 FEET A 3/8 INCH IRON PIPE FOUND, IN ALL A DISTANCE OF 674.44 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF LOT 23 OF COUNTRY CLUB COVE, SECTION NO. 2 RECORDED IN VOLUME 486, PAGE 138 OF THE HARRIS COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF SAID RAY MCMAHON CALLED 4.000 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 23, PASS AT 76.21 FEET A ½ INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 23, IN ALL A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON SET FOR THE SOUTHEAST CORNER OF THE JOSE ARREDONDO CALLED 5.000 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 20080136105, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID JOSE ARREDONDO CALLED 5.000 ACRE TRACT, A DISTANCE 693.78 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAID CEDAR BAYOU LYNCHBURG ROAD FOR THE NORTHEAST CORNER OF SAID JOSE ARREDONDO CALLED 5.000 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 79 DEGREES 20 MINUTES 25 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CEDAR BAYOU LYNCHBURG ROAD, A DISTANCE OF 79.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2474 ACRES OF LAND, MORE OR LESS.