

DESCRIPTION
PROPOSED LOT 2 OF LENART ESTATES

1.7696 acres of land situated in the E.L. Branham Survey, Abstract Number 167, Harris County, Texas, being a portion of that certain called 5.9417 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2017-289251, said 1.7696 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found in the Northerly line of that certain called 10.247 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20130172633, for the Southeasterly corner of that certain called 9.2 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20150365037 and the monumented Southwesterly corner of said 5.9417 acre tract;

Thence, N 86°01'44" E, along the Northerly line of said 10.247 acre tract, a distance of 143.67 feet to a 5/8 inch iron rod with cap set for the POINT OF BEGINNING of the herein described tract of land;

Thence, N 03°08'00" E, severing said 5.9417 acre tract, a distance of 538.68 feet to a 5/8 inch iron rod with cap set in the Southerly monumented right-of-way line of Huffman-New Caney Road (variable width right-of-way), from which a 5/8 inch iron rod with cap set at the intersection of the Westerly line of said 5.9417 acre tract with the Southerly monumented right-of-way line of said Huffman-New Caney Road bears S 87°37'28" W, 144.23 feet;

Thence, N 87°37'28" E, along the Southerly monumented right-of-way line of said Huffman-New Caney Road, a distance of 144.30 feet to a 5/8 inch iron rod with cap set for corner, from which a 5/8 inch iron rod found at the intersection of the Easterly line of said 5.9417 acre tract with the Southerly monumented right-of-way line of said Huffman-New Caney Road bears N 87°37'28" E, 144.06 feet;

Thence, S 03°08'00" W, a distance of 534.63 feet to a 5/8 inch iron rod with cap set in the Northerly line of said 10.247 acre tract, from which a 5/8 inch iron rod found for the monumented Southeasterly corner of said 5.9417 acre tract bears N 86°01'44" E, 145.02 feet;

Thence, S 86°01'44" W, along the Northerly line of said 10.247 acre tract, a distance of 144.75 feet to the POINT OF BEGINNING and containing 1.7696 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (SOUTH CENTRAL ZONE NO. 4204).

TRACT BEING SHOWN ON MAP (SEE HSC 03027-E-2)
Texas Firm Registration No. 10030400

By: _____

Date: April 16, 2018
Job No.: 17-104-00
Dwg. No.: HSC 03027-E-2
Dwg File: 1710400C.dwg
File No.: B17-104.00D

