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METES AND BOUNDS
19.90 ACRES
IN THE
ELIZABETH SMITH SURVEY
ABSTRACT NUMBER 70
HARRIS COUNTY, TEXAS

Being a 19.90 acre parcel of land located in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas, and being out of and a part of a called 50.4168 acre tract conveyed to H. H. Estates, L.P., as recorded in Harris County Clerk's File Number V492429, and being out of and a part of the called 22.134 acre tract as recorded in H.C.C.F. T3455370 and all of a 12.4327 acre tract as recorded under H.C.C.F No. S477673 with bearings based on the deed of the called 22.134 acres, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found in the west line of Spring Valley Estates as recorded in H.C.C.F. No. 485101, for the common corner of Lot 7 and Lot 8 and marking the northeast corner of the herein described parcel, and being the **POINT OF BEGINNING**;

**THENCE** South 44° 37' 26" East, along with the west line of Spring Village Estates, passing at a distance of 428.36 feet a 1 inch iron pipe found for the southwest corner of Spring Village Estates and the northwest corner of a called 25.00 acre tract (a called 3.80 acre tract and a called 21.21 acre tract) as recorded under H.C.C.F. No. Y183845, continuing for a total distance of 908.60 feet to a 5/8 inch iron rod set for the northeast corner of Barajas Subdivision as recorded under H.C.C.F. No. 20090102018 of the Map Records of Harris County, and marking the southeast corner of the herein described parcel;

**THENCE** South 45° 19' 15" West, along the common line of the said Barajas Subdivision and the herein described parcel, passing at a distance of 390.00 feet to a point for the northwest corner of Lain Road, 60.00 feet private road as recorded under H.C.C.F. No. F490413 continuing for a total distance of 821.66 feet (called 819.30 feet) along the north line of the said Lain Road and the herein described parcel and marking an angle point in the north line of said Lain Road and in the south line of the herein described parcel;

**THENCE** South 73° 06' 04" West, a distance of 183.48 feet along the north line of the said Lain Road and the south line of the herein described parcel to a 5/8 inch iron rod found for the southeast corner of a called 8.72 acre tract as recorded under H.C.C.F. No. 20090403715, and marking the southwest corner of the herein described parcel;

**THENCE** North 40° 09' 57" West, a distance of 362.60 feet along the east line of the called 8.72 acre tract and the west line of the herein described parcel to a 5/8" iron rod found for an angle point in the east line of the called 8.72 acre tract and marking an angle point of the herein described parcel;

**THENCE** North 48° 52' 02" West (called North 49° 18' 13" West), a distance of 385.14 feet (called 389.45 feet) along the east line of the called 8.72 acre tract and the herein described parcel to a 5/8 inch iron rod set for an angle point of the called 8.72 acre tract and an angle point of the herein described parcel;

**THENCE** North 45° 24' 10" East, passing at a distance of a distance of 58.12 feet along the eastern line of the called 8.72 acre tract and the herein described parcel to a 5/8" iron rod set for the northwest corner of the herein described parcel;

**THENCE** North 44° 11' 37" East, along the north line of the herein described parcel, a distance of 985.36 feet to a 5/8" iron rod found for the **POINT OF BEGINNING** and containing 19.90 acres of land.

Note: This Metes and Bounds Description was prepared in conjunction with a survey plat.

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David E. King, Sr.

King's Land Surveying Solutions, LLC August 1, 2013

Job Number 1307173 Firm Number 10152100