



14701 Saint Mary's Lane
Ste. 150
Houston, TX 77079
Office: 281-584-6688

METES AND BOUNDS DESCRIPTION

**1.040-ACRES (45,302 SQ. FT.)
HARRIS COUNTY SCHOOL LANDS SURVEY, A-333
HARRIS COUNTY, TEXAS**

BEING 1.040-ACRES (45,302 SQ. FT.) TRACT OF LAND SITUATED IN THE HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 333 IN HARRIS COUNTY, TEXAS. BEING OUT OF A CALLED 25.070-ACRES TRACT, ALSO BEING OUT OF LOT 1, SECTION 30 OF THE HARRIS COUNTY SCHOOL LAND FOUR LEAGUES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN VOLUME 17, PAGE 223 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (D.R.H.C.T.) SAID 1.040-ACRE TRACT ALSO KNOWN AS TRACT 4 BEING PREVIOUSLY RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) No. RP-2018-222161 OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS (O.P.R.H.C.T.) MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING in the south Right-Of-Way (ROW) line of Waller-Tomball Road (width varies) at the northwest corner of the aforementioned 25.070-Acres tract;

THENCE South 00° 08' 00" West, 201.54 feet, with the east line of a called 47.0493-Acres tract of land recorded under H.C.C.F. No. RP-2021-357455 O.P.R.H.C.T. to a 5/8-inch iron rod with cap (DART) set marking the southwest corner of a called 1.0400-Acre tract known as Tract 3 recorded under H.C.C.F. No. T842202 O.P.R.H.C.T. and the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

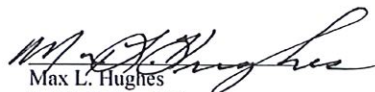
THENCE North 89° 41' 00" East, 209.78 feet, with the south line of aforementioned Tract 3 passing a 5/8-inch iron rod with cap (DART) set for reference and continuing a total distance of 224.78 feet to a point in the center line of Kimball Lane (30 feet wide) for the common corner of a called 1.04-Acre tract known as Tract 14 recorded under H.C.C.F. No. RP-2016-561847 O.P.R.H.C.T., A called 1.0400-Acre tract known as Tract 13 recorded under H.C.C.F. NO. 20110219596 O.P.R.H.C.T., aforementioned Tract 3 and of the herein described tract;

THENCE South 00° 08' 00" East, 201.54 feet, with the center line of Kimball Lane to a point marking the common corner of a called 1.0400-Acre tract known as Tract 5 recorded under H.C.C.F. No. X719066 O.P.R.H.C.T., a called 1.00-Acre tract known as Tract 12 recorded under H.C.C.F. No. Y142110 O.P.R.H.C.T., aforementioned Tract 13 and the herein described tract;

THENCE South 89° 41' 00" West, 15.00 feet, with the north line of aforementioned Tract 5 passing a 5/8-inch iron rod with cap (DART) set for reference and continuing a total distance of 224.78 feet, to a 1/2-inch iron rod found, marking the northwest corner of Tract 5, and the southwest corner of the herein described tract;

THENCE North 00° 08' 00" West, 201.54 feet, with the east line of aforementioned 47.0493-Acres tract to the **POINT OF BEGINNING** and containing 1.040-Acre more or less.

WITNESS my hand and seal this 12th day of April 2022


Max L. Hughes
R.P.L.S. No. 1730
Job No. 2022-04-041

