

STATE OF TEXAS       §  
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COUNTY OF HARRIS   §

Metes & Bounds Property Description

A tract of land containing 0.3444 Acre in the John Austin Survey, Abstract No. 1, being called Lots 2, 3, & 4, Block 5 of Magnolia Grove, Harris County, Texas, being a combination of a tract recorded in the name of Heraclio A. Chavez and Consurlo J. Chavez under Harris County Clerk's File (H.C.C.F.) No. H108736 (Lot 2) of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and in the name of Consuelo Chavez under H.C.C.F. No. K692134 (Lots 3 & 4) of the R.P.R.H.C.T., and being particularly described by metes and bounds as follows: (Bearings based on H.C.C.F. No. 20140486678 of the R.P.R.H.C.T.)

COMMENCING at the intersection of the east right-of-way line of Snover Street (50 Feet wide, platted as Park Avenue on the plat of Magnolia Grove in Volume 81, Page 341 of the R.P.R.H.C.T.) and the south right-of-way line of Floyd Street (50 Feet wide platted as Wood Street per said plat) (from which a 1/2 Inch iron rod found bears West, a distance of 150.00 Feet, from said iron rod found a second 1/2 Inch iron rod found bears West, a distance of 25.00 Feet, from said second 1/2 Inch iron rod found third 1/2 Inch iron rod found bears West, a distance of 25.00 Feet);

THENCE, EAST, with said south right-of-way line, a distance of 150.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner of the aforementioned Lot 4, being the northwest corner of this tract;

THENCE, EAST, continuing with said south right-of-way line, passing at a distance of 50.00 Feet a point at the northeast corner of said Lot 4 (from which an iron rod found bears North, a distance of 50.00 Feet) and continuing an additional distance of 100.00 Feet for a total distance of **150.00 Feet** to a iron rod found at the northeast corner of the aforementioned Lot 2, being the northeast corner of this tract;

THENCE, SOUTH, with the west line of Lot 1 as recorded in the name of Katrina Collins under H.C.C.F. No. 20140486678 of the R.P.R.H.C.T., a distance of **100.00 Feet** to a point at the southeast corner of said Lot 2, being the southeast corner of this tract;

THENCE, WEST, with the north line of a 15 Foot wide alley, a distance of **150.00 Feet** to a point at the southwest corner of the aforementioned Lot 4, being the southwest corner of this tract, from which a 5/8 Inch iron rod found bears North 75° 33' 47" East, a distance of 2.55 Feet;

THENCE, NORTH, with the east line of Lot 1, Block 1 of Bercons Floyd Street Residences as recorded under Film Code No. 628043 of the Harris County Map Records, a distance of **100.00 Feet** to the POINT OF BEGINNING and containing 0.3444 Acre of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 22-06675  
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