

2.928 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 2.928 ACRE TRACT OF LAND OUT OF LOT FIFTEEN (15) OF THE SUBDIVISION OF THE GEORGE ELLIS LEAGUE, A-21, HARRIS COUNTY, TEXAS, A SUBDIVISION RECORDED IN VOL. 72, PG. 459, DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING A CALLED 3.00 ACRE TRACT CONVEYED TO MOHINDER SINGH IN CF. NO. R123364, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.), SAVE & EXCEPT A CALLED 0.0720 ACRE TRACT CONVEYED TO HARRIS COUNTY FOR ADDITIONAL ROW PURPOSES IN CF. NO. RP-2019-414293, (O.P.R.H.C.T.), THE SAID 2.928 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a ROW monument on the New North ROW line of Wallisville Road (Variable Width ROW), at the Southeast corner of Restricted Reserve "B", Rushing Storage Baytown, a subdivision recorded n Film Code No. 687132, Map Records, Harris County, Texas, (M.R.H.C.T.), at the Northwest corner of said Save & Except tract, for the Southwest corner of this tract.

THENCE N12°13'26"W, along the West line of this tract, passing the East common corner of said Restricted Reserve "B", and Restricted Reserve "A", of said Rushing Storage Baytown, a total distance of 976.00 feet to a ½" iron rod set on the South line of Lot 74, Highlands Ranch Subdivision, a subdivision recorded n Film Code No. 608002, (M.R.H.C.T.), at the Northeast corner of said Restricted Reserve "A", for the Northwest corner of this tract.

THENCE N77°46'34"E, along the South line of said Highlands Ranch Subdivision, passing at a distance of 121.92 feet, a ½" iron rod found at the South common corner of Lots 72 & 71, of said Highlands Ranch Subdivision, a total distance of 130.68 feet to a ½" iron rod set on the South line of said Lot 71, at the Northwest corner of a 4.18 acre tract conveyed to Ramiro Huerta and described in CF. NO. 411583, (O.P.R.H.C.T.), for the Northeast corner of this tract.

THENCE S12°13'26"E, along the common line of said 4.18 acre tract and this tract, passing at a distance of 973.82 feet, a 5/8" iron rod found, for a total distance of 976.00 feet to a ½" iron rod set on the New North ROW line of Wallisville Road, at the Northeast corner of said Save & Except tract, for the Southeast corner of this tract.

THENCE S77°46'34"W, through the interior of said called 3.00 acre tract, along the New North ROW line of Wallisville Road, same being the North line of said Save & Except tract, a distance of 130.68 feet to the **POINT OF BEGINNING** of this tract and containing 2.928 acres of land, more or less.

Donald "Matt" Cookston, R.P.L.S. NO. 4733
Job. No. 44012



DATE: 5-24-24