

County: Harris
Job No.: 2503047479

Being a 0.9999 acre tract of land located in the Solomon Brown Survey, A-7, Harris County, Texas; said 0.9999 acre tract being all of a called 1.00000-acre tract (A.K.A. Tract 9L), described in Clerk's File Number V410539 of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas; said 0.9999 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at 5/8-inch iron rod found on the east right-of-way line of Mueschke Road (60 feet wide) for the northwest corner of said Tract 9L and the southwest corner of a called 1.0000-acre tract (A.K.A. Tract 9L-1) described in a deed to Clinton Oliver Ward in Clerk's File Number No. RP-2022-134343 of the O.P.R.R.P.H.C.;

THENCE, North 87 degrees 49 minutes 03 seconds East, a distance of 268.29 feet, with the common line of said Tract 9L and 9L-1, to a 1/2-inch iron rod with cap stamped "OSC" set on the west line of a called 24.48-acre tract described in a deed to Sams Investors LLC, in Clerk's File Number RP-2021-535325 of the O.P.R.R.P.H.C., for the common east corner of said Tract 9L and Tract 9L-1);

THENCE, South 14 degrees 00 minutes 24 seconds West, a distance of 160.26 feet, with the east line of said Tract 9L, to a 1/2-inch iron rod with cap stamped "OSC" set;

THENCE, South 05 degrees 48 minutes 24 seconds East, a distance of 13.01 feet, continuing with the east line of said Tract 9L, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said Tract 9L and the northeast corner of a called 1.0028-acre tract described in a deed to Maria Guadalupe Ruiz Reyes & Brayan Gustavo Gonzalez Ruiz, in Clerk's File Number RP-2024-304134 of the O.P.R.R.P.H.C.;

THENCE, South 87 degrees 48 minutes 50 seconds West, a distance of 257.90 feet, with the common line of said Tract 9L and said 1.0028-acre tract, to a 5/8-inch iron rod found on the east right-of-way line of said Mueschke Road for the common west corner of said Tract 9L and said 1.0028-acre tract;

THENCE, North 09 degrees 09 minutes 36 seconds East, a distance of 170.23 feet, with the west line of said Tract 9L and the east right-of-way line of said Mueschke Road, to the **POINT OF BEGINNING** and containing 0.9999 acres of land.


Luther J. Daly
Registered Professional Land Surveyor
Texas Registration No. 6150

04/04/2025

