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METES AND BOUNDS 0.517 ACRE PARCEL

HARRIS COUNTY, TEXAS

Being a 0.517 acre parcel of land situated in Harris County, Texas, and being Lots 10-16 and the westerly 5.00 feet of Lot 9, in Block 58 of Magnolia Park Addition as recorded in Volume 4, Page 69 of the Map Records of Harris County, and being out of the same called 0.927 acres as described in deed recorded in Harris County Clerk's File D790007, with the basis of bearings being said deed, and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod set with plastic cap in the eastern line of the I&GN railroad right of way for the southwest corner of Lot 25, the northwest corner of the original Lot 23, and for the northwest corner of the 0.410 acres being Lots 17-23;

THENCE, East, a distance of 172.78 feet along the southern line of Lots 25-32 to a 5/8" iron rod set with plastic cap for the northeast corner of Lot 17, the northeast corner of the 0.410 acres, the southeast corner of Lot 32, the southwest corner of Lot 33, and marking the northwest corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, East, a distance of 180.00 feet along the southern line of Lots 33-40 to a 5/8" iron rod set with plastic cap for the northwest corner of that tract being Lots 4-8 and the westerly 20.00 feet of Lot 9 as described in H.C.C.F. 20060065349, and marking the northeast corner of the herein described parcel;

THENCE, South, a distance of 125.00 feet along the western line of that tract being Lots 4-8 and the westerly 20.00 feet of Lot 9 to a 5/8" iron rod set with plastic cap in the northern right of way of Canal Street (80' R.O.W.) for the southwest corner of said tract, and marking the southeast corner of the herein described parcel;

THENCE, West, a distance of 180.00 feet along the northern right of way of Canal Street to a 5/8" iron rod set with plastic cap for the southeast corner of Lot 17, the southeast corner of the 0.410 acres, And marking the southwest corner of the herein described parcel;

THENCE, North, a distance of 125.00 feet along the eastern line of the 0.410 acres back to the **POINT OF BEGINNING** and containing 0.517 acres of land.

This metes and bounds description was made in conjunction with a survey plat.

David E. King, Sr. King's Land Surveying Solutions, LLC July 31, 2019

Job Number 1811235 Firm Number 10152100