

County: Harris
Project: 16702 House Hahl Pad Site 11
M&B No: 23-236
CS Job No: 23200

METES AND BOUNDS DESCRIPTION OF 0.2046 ACRE

Being a tract of land containing 0.2046 acre (8,911 square feet), located in the Thomas Gary Survey, Abstract 313, in Harris County, Texas; Said 0.2046 acre being out of a called 2.3486 acre tract of land recorded in the name of Skip's Farm LLC in Harris County Clerk's File Number (H.C.C.F. No.) RP-2018-230803, same being out of Unrestricted Reserve "A", Block 1, of M and D Development, a subdivision of record in Film Code Number (F.C. No.) 664132 of the Harris County Map Records (H.C.M.R.); Said 0.2046 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING, at a 5/8-inch capped iron rod found at the southeast corner of said 2.3486 acre tract and the northeast corner of a called 0.2513 acre tract of land recorded in the name of Mitchell Investments & Holdings of Texas, LLC in H.C.C.F. No. RP-2021-540378 on the west Right-Of-Way (R.O.W.) line of House Hahl Road (sixty feet in width per Volume 362, Page 374 and Volume 5844, Page 604, Harris County Deed Records);

THENCE, with the south line of said 2.3486 acre tract and with the north lines of said 0.2513 acre tract and a called 0.2237 acre tract of land recorded in the name of CMW Enterprises, Inc., in H.C.C.F. No. RP-2023-169290, respectively, the following three (3) courses:

1. 5.18 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of $11^{\circ} 52' 12''$, and a chord that bears North $86^{\circ} 07' 19''$ West, a distance of 5.17 feet to a 5/8-inch capped iron rod found at a point of tangency;
2. South $87^{\circ} 56' 35''$ West, a distance of 233.36 feet to the southeast corner and **POINT OF BEGINNING** of the herein described tract;
3. South $87^{\circ} 56' 35''$ West, a distance of 20.09 feet to a 5/8-inch capped iron rod found at the northwest corner of said 0.2237 acre tract, on the east line of a called 4.1955 acre tract of land recorded in the name of Soren Structures, LLC, in H.C.C.F. No. RP-2018-229996;

THENCE, with the lines common to said 2.3486 acre tract with said 4.1955 acre tract, the following two (2) courses:

1. North $01^{\circ} 59' 24''$ West, a distance of 17.35 feet to a 5/8-inch capped iron rod found at the northeast corner of said 4.1955 acre tract;

2. South 88° 00' 10" West, a distance of 61.45 feet to a 5/8-inch capped iron rod found at the southwest corner of said 2.4386 acre tract and the herein described tract, same being the southeast corner of a called 1.9140 acre tract of land recorded in the name of Inspire16730 LLC, Et. Al., in H.C.C.F. No. RP-2023-154763;

THENCE, North 02° 03' 25" West, with the west line of said 2.4386 acre tract and with the east line of said 1.9140 acre tract, a distance of 104.99 feet to a point for the northwest corner of the herein described tract;

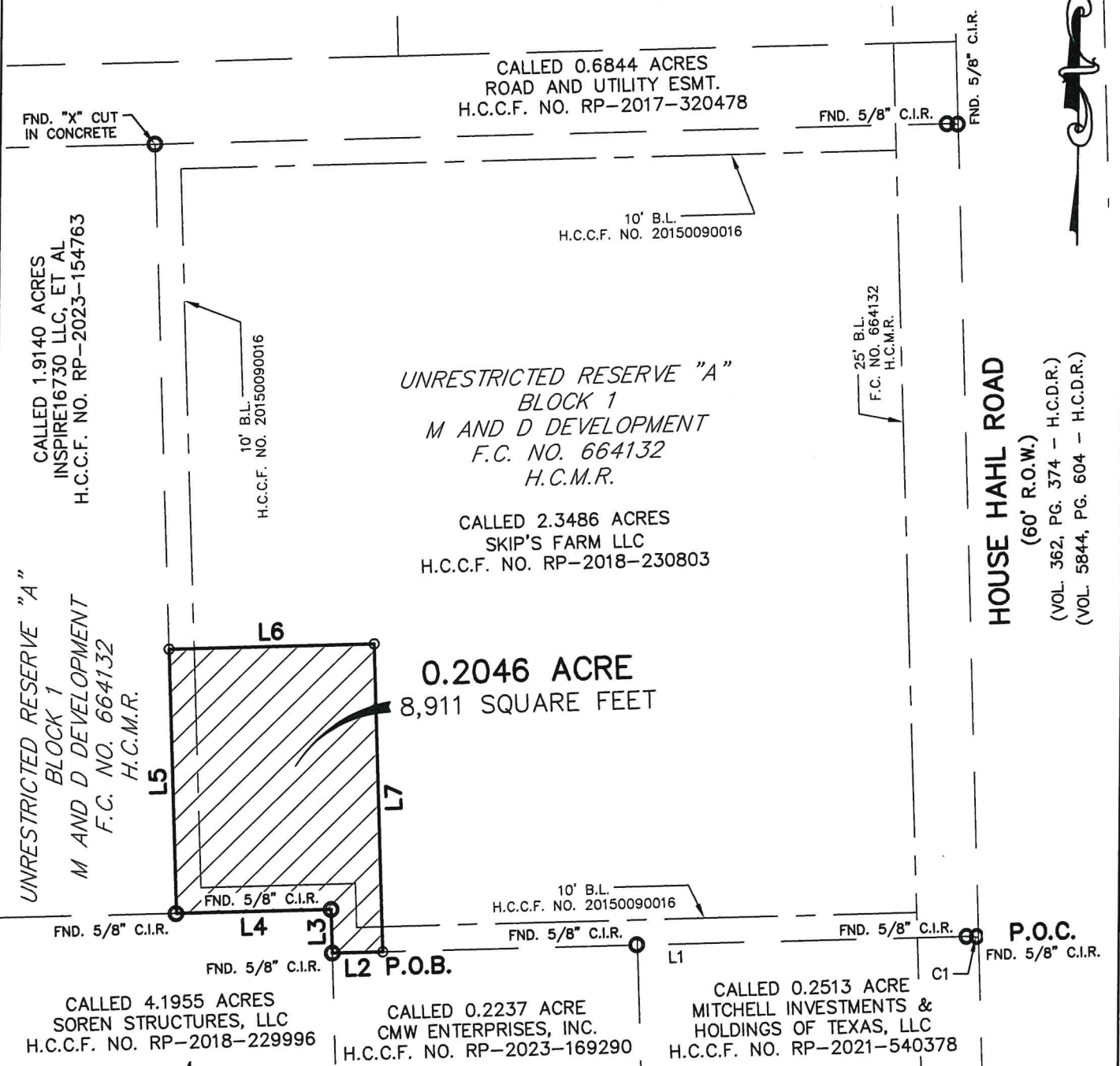
THENCE, through and across said 2.3486 acre tract, the following two (2) courses:

1. North 87° 56' 53" East, a distance of 81.53 feet to a point for the northeast corner of the herein described tract;
2. South 02° 03' 07" East, a distance of 122.39 feet to the **POINT OF BEGINNING** and containing 0.2046 acre (8,911 square feet) of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.

Chris Rhodes, R.P.L.S.
Texas Registration Number 6532
CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
December 8, 2023





UNRESTRICTED RESERVE "A"
 BLOCK 1
 M AND D DEVELOPMENT
 F.C. NO. 664132
 H.C.M.R.

CALLED 2.3486 ACRES
 SKIP'S FARM LLC
 H.C.C.F. NO. RP-2018-230803

0.2046 ACRE
 8,911 SQUARE FEET

HOUSE HAHL ROAD
 (60' R.O.W.)
 (VOL. 362, PG. 374 - H.C.D.R.)
 (VOL. 5844, PG. 604 - H.C.D.R.)

0.2046 ACRE EXHIBIT

OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, OF M AND D DEVELOPMENT, A SUBDIVISION OF RECORD IN F.C. No. 664132 OF THE H.C.M.R., SAME BEING OUT OF A CALLED 2.3486 ACRE TRACT OF LAND RECORDED IN THE NAME OF SKIP'S FARM, LLC, IN H.C.C.F. No. RP-2018-230803, IN THE

THOMAS GARY SURVEY
 ABSTRACT NO. 313

10590 WESTOFFICE DRIVE, SUITE #100
 HOUSTON, TEXAS 77042

Civil-Surv
 Land Surveying, LLC

OFFICE: (713) 839-9181
 TBPELS No. 10143800
 Email: michael@civil-surv.net

LEGEND

F.C. = FILM CODE
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
FND. = FOUND
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
No. = NUMBER
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
VOL. = VOLUME
PG. = PAGE
S.F. = SQUARE FEET

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 87°56'35" W	233.36'
L2	S 87°56'35" W	20.09'
L3	N 1°59'24" W	17.35'
L4	S 88°00'10" W	61.45'
L5	N 2°03'25" W	104.99'
L6	N 87°56'53" E	81.53'
L7	S 2°03'07" E	122.39'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	11°52'12"	5.18'	N 86°07'19" W	5.17'



0.2046 ACRE EXHIBIT

OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, OF M AND D DEVELOPMENT, A SUBDIVISION OF RECORD IN F.C. No. 664132 OF THE H.C.M.R., SAME BEING OUT OF A CALLED 2.3486 ACRE TRACT OF LAND RECORDED IN THE NAME OF SKIP'S FARM, LLC, IN H.C.C.F. No. RP-2018-230803, IN THE

THOMAS GARY SURVEY
ABSTRACT NO. 313