

County: Harris
Project: Dennis Street
M&B No. 201250
MSG Job No. 3095-PL

FIELD NOTES FOR A 0.2274 ACRE TRACT

Being a tract of land containing 0.2274 acre (9,908 square feet) located in the Luke Moore Survey, Abstract Number (No.) 51, Harris County, Texas; said 0.2274 acre tract being a portion of Dennis Avenue (40 feet wide Right-of-Way (R.O.W.) per, Leeland Park Addition, a subdivision plat of record in Volume (Vol.) 1A, Page (Pg.) 121, Harris County Map Records (H.C.M.R.) and Leeland Park Addition Re-Dedication Map recorded in Volume 572, Page 458 of the Harris County Deed Records (H.C.D.R.), said 0.2274 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations) All coordinates are grid coordinates and may be brought to surface by applying a combined scale factor of: 0.99988954428):

COMMENCING at a 5/8-inch iron rod with a Miller Survey Group (MSG) cap found (grid coordinate: X: 3128101.01; Y: 13831435.87) at the intersection of the easterly R.O.W. line of Callie Street (50 feet wide per Vol. 572, Pg. 458, H.C.D.R.) and the northerly R.O.W. line of Dennis Avenue (40-feet wide per Vol. 572, Pg. 458, H.C.D.R.) for the southwest corner of Lot 1, Block O, of said Leeland Park Addition;

Thence, with the northerly R.O.W. line of said Dennis Avenue and the southerly line of said Lot 1, Block O, South 72 degrees 35 minutes 06 seconds East, a distance of 50.02 feet to a 5/8-inch iron rod with MSG cap set (grid coordinate: X: 3128148.73; Y: 138314420.90) at the **POINT OF BEGINNING** of the herein descried tract being the southwest corner of Lot 2 of said Block O;

Thence, continuing with the northerly R.O.W. line of said Dennis Avenue and the southerly line of Lots 2-6, Block O, South 72 degrees 35 minutes 06 seconds East, a distance of 245.56 feet to a 1/2-inch iron rod found on the westerly terminus line of Dennis Street (called 60 feet wide per Volume 4, Page 27, H.C.M.R.) for the southeast corner of Lot 6 of said Block O and the northeast corner of said Dennis Avenue and the herein described tract;

Thence, with the easterly terminus line of said Dennis Avenue and the westerly terminus line of said Dennis Street, South 18 degrees 11 minutes 01 seconds West, a distance of 5.52 feet to a 5/8-inch iron rod with a MSG cap set for the southwest corner of said Dennis Street;

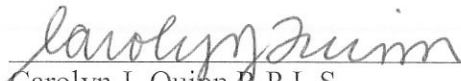
Thence, with the southerly R.O.W. line of said Dennis Street and easterly terminus line of said Dennis Ave, South 71 degrees 54 minutes 57 seconds East, a distance of 1.19 feet to a 5/8-inch iron rod with MSG cap found for the northwest corner of Lot 7, Block 8 of the O.T Holt, L.B. Moody, & Ira P. Jones Subdivision, recorded in Vol. 4, Pg. 27, H.C.M.R.;

Thence, with the easterly terminus line of of said Dennis Avenue and the west line of said Lot 7, Block 8, South 18 degrees 10 minutes 24 seconds West, a distance of 34.76 feet to a 5/8-inch iron rod with a MSG cap set marking the northeast corner of Lot 7, Block R of said Leeland Park Addition and the southeast corner of said Dennis Avenue and the herein described tract;

Thence, with the southerly R.O.W. line of said Dennis Avenue and the north line of Lots 7-11 of said Block R, North 72 degrees 33 minutes 10 seconds West, a distance of 246.24 feet to a 5/8-inch iron rod with MSG cap found marking the common corner to Lot 11 and Lot 12 of said Block R for the southwest corner of the herein described tract;

Thence, across said Dennis Avenue, North 17 degrees 26 minutes 50 seconds East, a distance of 40.15 feet to the **POINT OF BEGINNING** and containing 0.2274 acre of land.

A Land Title Survey has been prepared by Miller Survey Group and accompanies this description.


Carolyn J. Quinn R.P.L.S.
Texas Registration No. 6033



Miller Survey Group

Texas Firm Reg. No. 10047100

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Ph: (713) 413-1900

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Date: September 3, 2020