

County: Harris
Project: Dennis Street
M&B No. 201251
MSG Job No. 3095-PL

FIELD NOTES FOR A 0.1371 ACRE TRACT

Being a tract of land containing 0.1371 acre (5,972 square feet) located in the Luke Moore Survey, Abstract Number (No.) 51, Harris County, Texas; said 0.1371 acre tract being a portion of McGowen 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 0.1371 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):

BEGINNING at a 5/8-inch iron rod found (grid coordinate: X: 3128173.43; Y: 13831665.01) 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 said McGowen Avenue for the southwest corner of Lot 1, Block L, of said Leeland Park Addition;

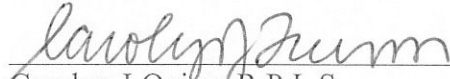
Thence, with the northerly R.O.W. line of said McGowen Avenue and the southerly line of Lots 1-3, of said Block L, South 72 degrees 27 minutes 17 seconds East, a distance of 150.14 feet to an "X" cut in concrete marking the southwest corner of Lot 4 of said Block L and the southeast corner of said Lot 3, Block L and being the northeast corner of the easterly terminus line of said McGowen Avenue and the herein described tract;

Thence, with the easterly terminus line of said McGowen Avenue, South 17 degrees 32 minutes 43 seconds West, a distance of 39.78 feet to an "X" cut in concrete for the southeast corner of said McGowen Avenue;

Thence, with the southerly R.O.W. line of said McGowen Avenue and the north line of Lots 10-12, Block O of said Leeland Park Addition, North 72 degrees 27 minutes 17 seconds West, a distance of 150.14 feet to a 5/8-inch iron rod with Miller Survey Group (MSG) cap set at the intersection of the easterly R.O.W. line of said Callie Street and the southerly R.O.W. line of said McGowen Avenue marking the northwest corner of said Lot 12, Block O, for the southwest corner of the herein described tract;
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Thence, across said McGowen Avenue, North 17 degrees 32 minutes 22 seconds East, a distance of 39.78 feet to the **POINT OF BEGINNING** and containing 0.1371 acre of land.

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


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