

CAUSE NO. \_\_\_\_\_

**BYRONICA CONLEY**  
**Plaintiff**

§  
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§  
§

**IN THE HARRIS COUNTY**  
**\_\_\_\_\_ CIVIL DISTRICT COURT**  
**HARRIS COUNTY, TEXAS**

vs.

**ALL ABOUT HOMES, LLC and**  
**FIRST AMERICAN NATIONAL, LLC**

**PLAINTIFF'S ORIGINAL PETITION**

TO THE HONORABLE ARBITRATOR:

COMES NOW BYRONICA CONLEY (“Plaintiff” or “Byronica”) in the above-entitled and numbered cause, and file this their claims against Defendants All About Homes, LLC and First American National, LLC (“Defendant” or “First American”) and would respectfully show as follows:

**PARTIES AND SERVICE**

Plaintiff Byronica Conley is a Texas resident of Harris County, Texas.

Defendant First American National, LLC, is a Corporation conducting business in Harris County, Houston, Texas and may be served with citation upon its registered agent: Harvard Business Services, Inc., 16192 Coastal Hwy., Lewes, Delaware, 19958.

Defendant All About Homes, LLC is a Texas Corporation with its place of business in Harris County, Texas and may be served with citation upon its registered agent: Cook Legal Group, LLLP, 12505 Memorial Drive, #330, Houston, Texas 77024.

## **JURISDICTION AND VENUE**

This Court has jurisdiction over Defendant All About Homes, LLC because it is a resident of the State of Texas and is conducting business in Harris County, Houston, Texas and over Co-Defendant First American National, LLC because it conducts business in Harris County, Houston, Texas. This Court is also the proper venue for this suit because Defendants operate in Harris County, all or a substantial part of the events or omissions giving rise to Plaintiff's claims against Defendants occurred in Harris County, Texas, and the damages sought herein are within the jurisdictional limits of this Court.

## **DISCOVERY**

Plaintiff pleads that discovery should be conducted in accordance with a discovery control plan Level 3 under Rule 190 of the Texas Rules of Civil Procedure. To the best of his knowledge, Plaintiff's damages are within the jurisdictional limits of this Court and seeks a demand for judgment for all other equitable relief to which Plaintiff is entitled.

## **FACTUAL BACKGROUND**

Defendant First American National, LLC conducted a nonjudicial foreclosure on a second lien attached to Plaintiff's residential homestead.

Defendant First American National, LLC is the purported assignee of the second mortgage on Plaintiff's home that she purchased in 2001. There are no recorded assignment(s) of same in the Harris County Real Property records.

Despite not sending Plaintiff any notice of default with a right to cure, Defendant First American National, LLC proceeded with a nonjudicial foreclosure sale on July 7, 2021.

Co-Defendant All About Homes, LLC purportedly purchased Plaintiff's property and is now seeking to force her and her family from the home that they have lived in for almost 20 years.

Texas Property Code 51.0076 governs the appointment and authority of the substitute trustee to foreclose on property which specifically requires the following:

*EFFECTIVE DATE OF APPOINTMENT. The appointment or authorization of a trustee or substitute trustee made in a notice of sale is effective as of the date of the notice if the notice:*

- (1) complies with Sections 51.002 and 51.0075(e);*
- (2) is signed by an attorney or agent of the mortgagee or mortgage servicer; and*
- (3) contains a statement in all capital letters, boldface type, to read as follows:*

***THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.***

In turn, Section 51.002 of the Texas Property Code requires the following:

(b) Except as provided by Subsection (b-1), notice of the sale, which must include a statement of the earliest time at which the sale will begin, must be given ***at least 21 days before the date of the sale*** by:

- (1) posting at the courthouse door of each county in which the property is located a written notice designating the county in which the property will be sold;
- (2) filing in the office of the county clerk of each county in which the property is located a copy of the notice posted under Subdivision (1); ***and***

(3) serving written notice of the sale by certified mail on each debtor who, according to the records of the mortgage servicer of the debt, is obligated to pay the debt.

(d) Notwithstanding any agreement to the contrary, the mortgage servicer of the debt shall serve a debtor in default under a deed of trust or other contract lien on real property used as the debtor's residence with written notice by certified mail stating that the debtor is in default under the deed of trust or other contract lien and giving the debtor at least 20 days to cure the default before notice of sale can be given under Subsection (b). The entire calendar day on which the notice required by this subsection is given, regardless of the time of day at which the notice is given, is included in computing the 20-day notice period required by this subsection, and the entire calendar day on which notice of sale is given under Subsection (b) is excluded in computing the 20-day notice period.

In this case, Defendant Frist American (1) did not post at the courthouse door The Notice of Substitute Trustee's Sale at least 21 days before the sale; (2) failed to file with the office of the county clerk of each county in which the property is located a copy of the posted notice; and (3) failed to give written notice to Plaintiff of the Trustee Sale via certified mail. And prior to any trustee sale, the Defendant failed to give the Plaintiff a 20-day notice of right to cure any alleged default.

Indeed, Defendant First American filed its appointment of substitute trustee for the sale on June 16, 2021 which is less than 21 days of the foreclosure on July 6, 2021 (Ex. 1) as follows:

0000009245242  
12310 WILDE LAUREL LN  
HOUSTON, TX 77014



APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST

DATED: December 17, 2001

GRANTOR(S): BYRONICA CONLEY

RECORDED IN: CLERK'S FILE NO. V491039

PROPERTY COUNTY: HARRIS

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec.51.0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead **M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER** as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

FIRST AMERICAN NATIONAL, LLC

Executed On

6/9/2021

BY:

NAME:

Jennifer Richardson

TITLE:

Asset Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF NEW JERSEY

COUNTY OF MORRIS

Before me, the undersigned Notary Public, on this day personally appeared Jennifer Richardson who is the Asset manager of FIRST AMERICAN NATIONAL, LLC, a corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of June, 2021.

My Commission Expires:

2/23/2026

Notary Public for the State of



Brooke L Rivas  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires  
February 23, 2026



*Tenesia Hudspeth*



RP-2021-338275  
# Pages 2  
06/16/2021 02:31 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$18.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Tenesia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS



RP-2021-338275



I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office  
This November 29, 2021

Teneshia Hudspeth, County Clerk  
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.





**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

12310 WILDE LAUREL LN  
HOUSTON, TX 77014  
0000009245242

**SUBSTITUTE TRUSTEE'S DEED**

GRANTOR(S): BYRONICA CONLEY	DEED OF TRUST DATE: December 17, 2001 DATE OF SALE OF PROPERTY: July 6, 2021
ORIGINAL MORTGAGEE: FIRST FRANKLIN FINANCIAL CORPORATION	TIME OF SALE: <u>12:10</u> <del>XX</del> PM PLACE OF SALE OF PROPERTY: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD, HOUSTON TX IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER
CURRENT MORTGAGEE: FIRST AMERICAN NATIONAL, LLC	GRANTEE/BUYER: ALL ABOUT HOMES LLC
MORTGAGE SERVICER: MORTGAGE DEFAULT SERVICES	GRANTEE/BUYER'S MAILING ADDRESS: P.O. BOX 440543 HOUSTON, TX 77244
RECORDED IN: CLERK'S FILE NO. V491039	AMOUNT OF SALE: \$87,000.00

PROPERTY COUNTY/LEGAL DESCRIPTION: HARRIS  
LOT 20, BLOCK 3, LAUREL OAKS, SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 331,  
PAGE 2, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Grantor conveyed the property to Trustee in trust to secure payment of the Note. Mortgagee, through the Mortgage Servicer, declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Mortgagee of the Note, through the Mortgage Servicer, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

Notices stating the time, place and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for amount of sale in the manner prescribed by law. The Subject sale was conducted no earlier than 10:00 AM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours of such time. All matters, duties and obligations of Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and for amount of sale paid by buyer as consideration, grants, sells and conveys to Buyer, Buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee hereby sells the above referenced property AS IS without any expressed or implied warranties, except as to warranties of title, and hereby conveys the property to the purchaser at the purchaser's own risk, pursuant to the terms of Texas Property Code §§ 51.002 and 51.009.

WITNESS MY HAND, this 7-19-21 R  
REX KESLER  
Substitute Trustee

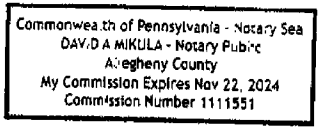
STATE OF TEXAS PA  
COUNTY OF Allegheny

Before me, the undersigned Notary Public, on this day personally appeared REX KESLER as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7-19-21.

My Commission Expires: 11/22/24

David A Mikula  
Notary Public for the State of TEXAS  
David A. Mikula  
Printed Name of Notary Public



RETURN TO:  
Barrett Daffin Frappier  
Turner & Engel, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001



STD0000009245242

*David Mikula*

County Clerk Harris County, Texas



RP-2021-418422



STATEMENT OF FACTS

12310 WILDE LAUREL LN  
HOUSTON, TX 77014

BDFTE No: 00000009245242

Melissa A. McQuillen

BEFORE ME, the undersigned authority on this day personally appeared \_\_\_\_\_, known to me, who upon oath administered by me deposed and stated:

1. I am a representative of the law firm BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP in connection with the administration of foreclosure of that certain Deed of Trust or Security Instrument ("Deed of Trust") dated December 17, 2001, recorded in CLERK'S FILE NO. V491039, Real Property Records, HARRIS County, TEXAS, executed by BYRONICA CONLEY ("Grantor").
2. I am making this affidavit based upon certain records maintained within the firm's files in the regular course of its business, which may include images of notices, certified mail forms, the signed Substitute Trustee's Deed, title searches, and other documents and records obtained and maintained in the usual course of business. Together with my general knowledge of mortgage servicer practices for referring foreclosure matters to the firm, the statements and information shown in these records form the basis for the following statements made in this affidavit, which to the best of my knowledge and belief are true.
3. MORTGAGE DEFAULT SERVICES is the Mortgage Servicer for the Lender or its Nominee concerning the debt evidenced by the Deed of Trust.
4. The Mortgagee, through the Mortgage Servicer declared that the Grantor defaulted in performing the obligations of the Deed of Trust and lawfully performed service of a proper notice of default and other obligations and duties of the Mortgage Servicer.
5. All notices of acceleration were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor in accordance with law. Based upon these records, each mortgagor was alive at the time of the foreclosure sale or if deceased, title was restored to the debt owner through a court judgment, or an underwriter's approval letter obtained, or the statute of limitations to file a probate action has passed and no probate action was filed.
6. At the instructions and on behalf of the Mortgage Servicer, Notices stating the time, place and terms of sale of the property were mailed, posted and filed in accordance with law. Notices were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor at least twenty one (21) days before the date of the sale.
7. Through my work at the firm, I know that the firm follows a regular process in foreclosure matters to ascertain a Grantor's military service status for purposes of the Federal Service Member's Civil Relief Act and state law. I am familiar with this regular process, which involves submitting Grantors' names and identifying information obtained from the Mortgage Servicer or commercially available records searches to the Federal Defense Manpower Data Center ("DMDC") through that agency's official internet search site (the "DMDC" Site). Based upon my review of search returns obtained and maintained in the firm's files and loan records provided by the Mortgage Servicer, no Grantor is reported as on active duty military service or is reported as having concluded active duty military service within the preceding year or qualifies for foreclosure protection under the Federal Service Member's Civil Relief Act and state law.

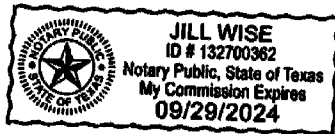
Melissa A. McQuillen

STATE OF TEXAS }  
COUNTY OF DALLAS }

Given under my hand and seal of office this 16 day of July, 2021.

Notary Seal:

Jill Wise  
Notary Public for the State of Texas



AFFIDAVIT - 40

RETURN TO:

BARRETT DAFFIN FRAPPIER  
TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001



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RP-2021-418422

12310 WILDE LAUREL LN  
HOUSTON, TX 77014

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: July 06, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER PAVILION, 9401 KNIGHT RD, HOUSTON TX IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 17, 2001 and recorded in Document CLERK'S FILE NO. V491039 real property records of HARRIS County, Texas, with BYRONICA CONLEY, grantor(s) and FIRST FRANKLIN FINANCIAL CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BYRONICA CONLEY, securing the payment of the indebtednesses in the original principal amount of \$22,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST AMERICAN NATIONAL, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MORTGAGE DEFAULT SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MORTGAGE DEFAULT SERVICES  
2608 WEST HOWESDALE ROAD  
SPOKANE, WA 99208



NTSS0000009245242

*Janice M. Haddock*



RP-2021-418422

12310 WILDE LAUREL LN  
HOUSTON, TX 77014

0000009245242

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



RP-2021-418422



12310 WILDE LAUREL LN  
HOUSTON, TX 77014

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HARRIS



LOT 20, BLOCK 3, LAUREL OAKS, SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 331,  
PAGE 2, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

A handwritten signature in cursive script, appearing to read "Jessica Rodriguez".



RP-2021-418422



*Tenesha Hudspeth*



RP-2021-418422  
# Pages 6  
07/23/2021 03:35 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS





I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office  
This November 29, 2021

Teneshia Hudspeth, County Clerk  
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.





CORRECTION INSTRUMENT (PURSUANT TO TEX. PROP. CODE § 5.028)

\*\*\* NOTICE TO COUNTY CLERK—PLEASE INDEX AS FOLLOWS:

**GRANTOR: Juan Andrade**

**GRANTEE: PLAN B FINANCIAL LLC**

BEFORE ME, the undersigned Notary Public for the State of Texas, personally appeared Israel Saucedo, who, being by me duly sworn, upon her oath stated the following:

"My name is Israel Saucedo. I am counsel for Home Loan Investment Bank, F.S.B. ("Servicer") and note Home Loan Investment Bank, F.S.B. I am over the age of 18 and am qualified to make this affidavit. After a thorough review of the land title records, appraisal district records, and relevant documents in the Servicer's file, I have personal knowledge of the facts relevant to this correction.

"As a result of a clerical error, the Substitute Trustee's Deed Juan Andrade to Plan B Financial LLC, dated July 6, 2021, filed July 23, 2021, at Document#RP-2021-418417, Real Property Records, Harris County, Texas, incorrectly references Plat Volume 1, page 20 in the legal description, but the correct reference is Volume 7, page 20 H.C.M.R. The corrected legal description is attached hereto as Exhibit "A" to this document.

"Pursuant to TEX. PROP. CODE § 5.028(d)(2), a copy of this correction instrument was sent by first class mail to Juan Andrade, and to Plan B Financial LLC.

*Israel Saucedo*



RP-2021-632752



*Regina Lewis*



"I am executing this correction instrument to make a nonmaterial change as defined under TEX. PROP. CODE § 5.028(a)."

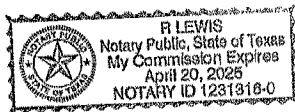
Executed this 29 day of October, 2021.

*Israel Saucedo*  
\_\_\_\_\_  
Israel Saucedo

STATE OF TEXAS           §  
                                          §  
COUNTY OF DALLAS       §

SWORN TO and SUBSCRIBED before me by Israel Saucedo on the 29<sup>th</sup> day of October, 2021.

Given under my hand and seal of office this 29 day of October, 2021.



*Regina Lewis*  
\_\_\_\_\_  
Notary Public, State of Texas

**After recording, return to:**  
Barrett Daffin Frappier Turner & Engel, LLP  
Attn: GCG – Regina Lewis  
4004 Belt Line Road, Ste.100  
Addison, Texas 75001



RP-2021-632752



*Janice Harrell*



Exhibit "A"

BEING A 0.2238 ACRE TRACT OF LAND IN THE ELENA TOWNSITE IN HIGHLANDS, TEXAS , SAME BEING LOT 15B, BLOCK 72, RECORDED IN VOLUME 7, PAGE 20, H.C .M .R., SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON H.C.C.F. T-7 43561)

COMMENCING AT A 1 /2 -INCH IRON PIPE FOUND FOR THE INTERSECTION OF THE NORTH RIGHT- OF- WAY LINE OF EAST WALLISVILLE ROAD AND THE EAST RIGHT-OF- WAY LINE OF PRAIRIE AVENUE;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST WALLISVILLE ROAD A DISTANCE OF 209.20 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HERBIN DESCRIBED TRACT FROM WHICH BEARS SOUTH 83 DEG. 30 MIN. EAST 2.27 FEET A 1/2- INCH IRON PIPE;

THENCE NORTH 00 DEG. 12 MIN. 40 SEC. EAST, WITH THE EAST LINE OF A TRACT OF LAND RECORDED IN H.C.C .F. T-743561, 150.00 FEET TO A 1/2 -INCH FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, WITH A SOUTH LINE SAID TRACT, 65.00 FEET TO A 1/2 -INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEG. 12 MIN. 40 SEC. WEST, WITH THE WEST LINE OF A TRACT OF LAND RECORDED IN H.C.C.F.P -251409 150.00 FEET TO THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE AFOREMENTIONED NORTH RIGHT- OF- WAY LINE OF EAST WALLISVILLE ROAD, FROM SAID POINT A 1/2 -INCH IRON PIPE BEARS EAST 2.20 FEET;

THENCE WEST, WITH SAID NORTH RIGHT- OF- WAY LINE, 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2238 ACRES.

RP-2021-632752



*Tenesha Hudspeth*



RP-2021-632752  
# Pages 4  
11/02/2021 03:04 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS





I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office  
This November 29, 2021

Teneshia Hudspeth, County Clerk  
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

