

2.
KJG

LIS PENDENS

Date: July 17, 2023

Party Filing Lis Pendens:

Heights Property Management LLC, c/o Scot Carter, 4722 Braesvalley Drive,
Houston, TX 77096

Other Party to Proceeding:

Joyce Marie Scales, 7110 Camway Street, Houston, Harris County, Texas 77028

Proceeding:

Court: First District Court of Appeals

Cause Number: 01-22-00750-CV

1002 Style of Case: Heights Property Management LLC v. Joyce Marie Scales

COPY
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Type of proceeding: Specific Performance of Contract and Breach of Contract concerning sale of the Property described below.

Property:

A tract or parcel of land, containing 0.8354 acre, more or less, out of Lot 13, Block 4, HOUSTON GARDENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 13, Page 51, Harris County Map Records, out of the Harris and Wilson Survey, Abstract No. 32, Harris County, Texas. The herein 0.8354 acre tract of land being more particularly described by metes and bounds as follows, to-wit:
BEGINNING at a 3/4 inch G.I.P. (set in concrete) at the East apex corner of said Lot 13, also being the East apex corner of Lot 14, the Northerly apex corner of Lot 15 in the Southerly apex corner of Lot 12, the Northwest corner of Lot 16, and the Southwest corner of Lot 11, Block 4, of said HOUSTON GARDENS SUBDIVISION;
THENCE North 57 deg. 56 min. 00 sec. West crossing over said Lot 13 and with a radial line to a curve subtending the northwesterly line of Lot 13, a distance of 570.0 feet to a 1/2 inch iron rod at the southwesterly corner of the herein described 0.8354 acre tract, being in the southwesterly right-of-way line of Camway Street;
THENCE in a northeasterly direction with a curve to the right with a radius of 570.0 feet and an interior angle of 12 deg. 56 min., a distance of 128.68 feet (long chord bears North 38 deg. 32 min. East a distance of 128.39 feet) to a 3/4 inch iron pipe (set in concrete) at the North corner of said Lot 13, also marking the West corner of Lot 12;
THENCE South 45 deg. 00 min. East with an old fence line of the northeasterly line of said Lot 13, and the southwesterly line of said Lot 12, a distance of 570.0 feet to the PLACE OF BEGINNING, and containing 0.8354 acre of land, more or less.

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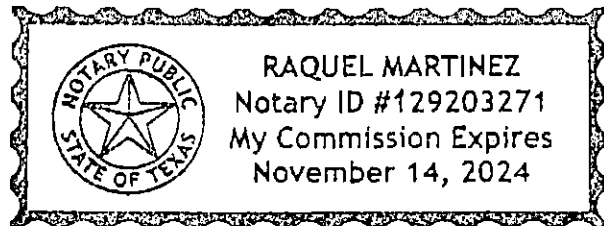
RP-2023-264847

Notice is given that the Proceeding is pending and that the Party Filing Lis Pendens is affirmatively seeking title to, the establishment of an interest in, or enforcement of an encumbrance against the Property.


Scot Carter, Authorized Signer for
Heights Property Management LLC

STATE OF TEXAS §
COUNTY OF HARRIS §

SWORN TO AND SUBSCRIBED BEFORE ME on
July 17, 2023, 2023, to certify which witness my hand and seal to
office.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Scot Carter
Heights Property Management LLC
4722 Braesvalley Drive
Houston, TX 77096

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP-2023-264847

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FILED FOR RECORD

9:57:44 AM

Monday, July 17, 2023

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, July 17, 2023

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



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