

FIELD NOTES FOR 0.3177 ACRE (13,840 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.3177 ACRE OF LAND BEING PART OF RESTRICTED RESERVE "A", BLOCK 1 OF HOUSTON FOAM AND PLASTIC REPLAT AND EXTENSION, RECORDED IN FILM CODE (F.C.) NO. 683163, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID 0.3177 ACRE OF LAND ALSO BEING OUT OF CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO KURTZ PROPERTIES, LTD. AS FOLLOWS: FROM KURKEL MANUFACTURING, INC., RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20090204586, FROM CITY OF HOUSTON, TEXAS, RECORDED IN H.C.C.F. NO. RP-2017-145089, AND FROM HARRIS COUNTY, TEXAS, RECORDED IN H.C.C.F. NO. RP-2017-156490; SAID 0.3177 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS: (All bearings are referenced to the Texas Coordinate System, South Central Zone, NAD83. All distances and coordinates are surface values and may be converted to grid values by dividing by a scale factor of 1.00013.)

PART 1:

BEGINNING at (X=3,127,249.59, Y=13,849,671.13) a 3/8 inch iron rod with "LANDTECH" cap found for the southwest corner of a certain tract of land described as Parcel 26A in deed to County of Harris, recorded in H.C.C.F. No. RP-2017-156491, an angle point of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, and an angle point of the herein described parcel;

THENCE South 39 deg. 34 min. 14 sec. East, along the southwest line of said Parcel 26A and the northeast line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 201.03 feet to a 3/8 inch iron rod with "LANDTECH" cap set in a curve to the right and in the west line of a certain tract of land described in deed to Houston Belt & Terminal Railway Company, recorded in H.C.C.F. No. R333018 for the southeast corner of said Parcel 26A, an angle point of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, and the most easterly northeast corner of the herein described parcel, said point also being in the west line of a certain parcel of land described as Parcel 27 in a memorandum of easement to Harris County, recorded in H.C.C.F. No. RP-2021-59965;

THENCE in a southeasterly direction, along the west line of said Houston Belt & Terminal Railway Company tract, the west line of said Parcel 27, and the east line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, with said curve to the right, having a radius of 435.00 feet, an arc length of 14.37 feet, a central angle of 01 deg. 53 min. 36 sec., and a chord which bears South 03 deg. 10 min. 52 sec. East, 14.37 feet to a 3/8 inch iron rod with "LANDTECH" cap set for the endpoint of said curve to the right;

THENCE South 02 deg. 13 min. 38 sec. East, continuing along the west line of said Houston Belt & Terminal Railway Company tract, the west line of said Parcel 27, and the east line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 33.57 feet to a 3/8 inch iron rod with "LANDTECH" cap set for the southeast corner of the herein described parcel;

THENCE North 39 deg. 00 min. 24 sec. West, along the southwest edge of a concrete drive, a distance of 270.90 feet to a 3/8 inch iron rod with "LANDTECH" cap set for the southwest corner of the herein described parcel;

THENCE North 02 deg. 20 min. 38 sec. West, along a line parallel with and 40.00 feet west of the east line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 61.53 feet to a 3/8 inch iron rod with "LANDTECH" cap set in the existing south right-of-way line of Semmes Street (width varies per Volume 5, Page 69 & Volume 340, Page 255, Harris County Deed Records [H.C.D.R.] and H.C.C.F. No. RP-2017-145089) and the north line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract for the northwest corner of the herein described parcel;

THENCE South 55 deg. 31 min. 21 sec. East, along the existing south right-of-way line of Semmes Street and the north line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 49.97 feet to a 3/8 inch iron rod with "LANDTECH" cap set in the west line of Block 80, S. F. Noble Addition, as recorded in Volume 5, Page 69, H.C.D.R. for the southeast corner of the existing right-of-way of Semmes Street, the southwest corner of a certain tract of land described as Parcel 26 in deed to County of Harris, recorded in H.C.C.F. No. W076928, the northwest corner of said Parcel 26A, the most northerly northeast corner of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, and the most northerly northeast corner of the herein described parcel;

THENCE South 02 deg. 20 min. 38 sec. East, along the west line of said Block 80, the west line of said Parcel 26A, the east line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 40.88 feet to the POINT OF BEGINNING and containing 0.1963 acre (8,550 square feet) of land.

## PART 2:

BEGINNING at (X=3,127,415.78, Y=13,849,462.40) a 3/8 inch iron rod with "LANDTECH" cap found for the southwest corner of Block 3 of the D. Gregg's Second Addition, recorded in Volume 28, Page 465 and Volume 176, Page 329, H.C.D.R., the southwest corner of a certain tract of land described in deed to Atchison Topeka & Santa Fe Railroad Company (formerly G.C. & S.F. Railroad Company), recorded in Volume 28, Page 464, H.C.D.R., the southwest corner of a certain parcel of land described as Parcel 25 in a memorandum of easement to Harris County, recorded in H.C.C.F. No. RP-2021-59966, the southeast corner of the existing right-of-way of Chase Street (width varies per Volume 28, Page 465 & Volume 176, Page 329, H.C.D.R.), the northwest corner of the existing right-of-way of Brooks Street (formerly Waverly Street, 60 feet wide per Volume 28, Page 465 & Volume 176, Page 329, H.C.D.R. and H.C.C.F. No. RP-2017-145089), an angle point of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, and the northeast corner of the herein described parcel;

THENCE South 02 deg. 18 min. 00 sec. East, along the existing west right-of-way line of Brooks Street and the east line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 40.65 feet to an "X" cut in concrete set for the southeast corner of the herein described parcel;

THENCE North 39 deg. 00 min. 24 sec. West, along the southwest edge of a concrete drive, a distance of 50.68 feet to a 3/8 inch iron rod with "LANDTECH" cap set in the south line of said Block 80, the south line of said Houston Belt & Terminal Railway Company tract and said Parcel 27, and the north line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract for the northwest corner of the herein described parcel;

THENCE North 87 deg. 39 min. 22 sec. East, along the south line of said Block 80, the south line of said Houston Belt & Terminal Railway Company tract and said Parcel 27, the existing south right-of-way line of Chase Street, and the north line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 30.29 feet to the POINT OF BEGINNING and containing 0.0141 acre (616 square feet) of land.

PART 3:

BEGINNING at (X=3,127,465.23, Y=13,849,404.38) a 3/8 inch iron rod with "LANDTECH" cap set (from which a found 5/8 inch iron rod with "HOVIS" cap bears South 13 deg. 02 min. 12 sec. West, 0.57 feet) in a curve to the right and in the existing south right-of-way line of Brooks Street and the north line of Block 2 of said D. Gregg's Second Addition for the northwest corner of a remainder of a certain tract of land described in an agreed judgment to Harris County, Texas, recorded in H.C.C.F. No. X569821, the northwest corner of a railroad easement granted to Union Pacific Railroad Company, recorded in H.C.C.F. No. 20120377284, the most easterly northeast corner of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, and the northeast corner of the herein described parcel;

THENCE in a southeasterly direction, along the west line of said Harris County, Texas remainder tract, the west line of said Union Pacific Railroad Company railroad easement, and the east line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, with said curve to the right, having a radius of 512.15 feet, an arc length of 136.21 feet, a central angle of 15 deg. 14 min. 18 sec., and a chord which bears South 01 deg. 12 min. 48 sec. East, 135.81 feet to a 3/8 inch iron rod with "LANDTECH" cap set for the endpoint of said curve to the right and the southeast corner of the herein described parcel;

THENCE North 83 deg. 35 min. 39 sec. West, a distance of 35.00 feet to an "X" cut in concrete set in a curve to the left for the southwest corner of the herein described parcel;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 477.15 feet, an arc length of 130.88 feet, a central angle of 15 deg. 42 min. 59 sec., and a chord which bears North 01 deg. 27 min. 08 sec. West, 130.47 feet to an "X" cut in concrete set in the existing south right-of-way line of Brooks Street and the north line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract for the endpoint of said curve to the left and the northwest corner of the herein described parcel;

THENCE North 87 deg. 39 min. 22 sec. East, along the existing south right-of-way line of Brooks Street and the north line of said Restricted Reserve "A" and said Kurtz Properties, Ltd. tract, a distance of 35.24 feet to the POINT OF BEGINNING and containing 0.1073 acre (4,674 square feet) of land.

This metes and bounds description is accompanied by a separate plat.

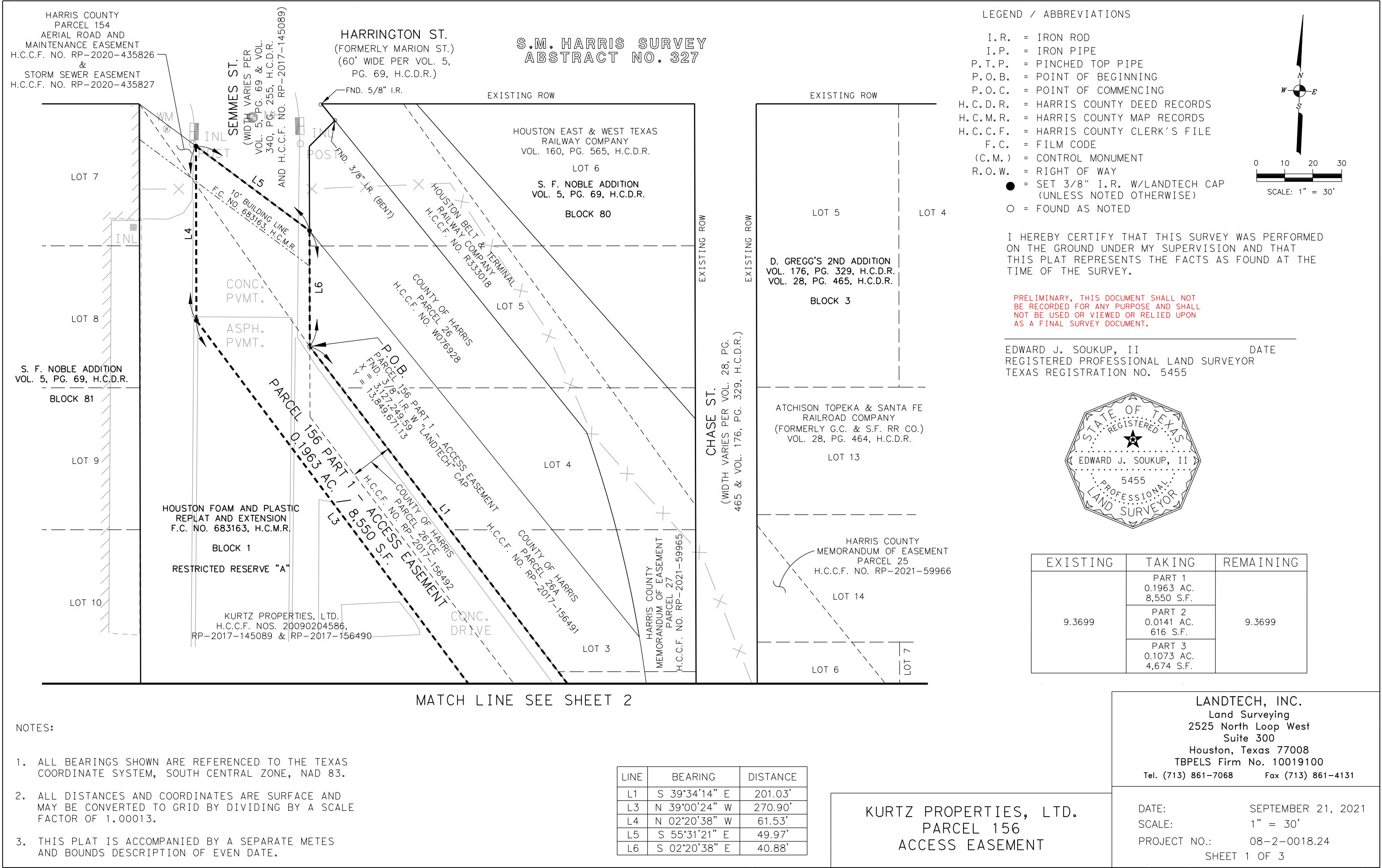
September 21, 2021  
Landtech, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE AND SHALL  
NOT BE USED OR VIEWED OR RELIED UPON  
AS A FINAL SURVEY DOCUMENT.

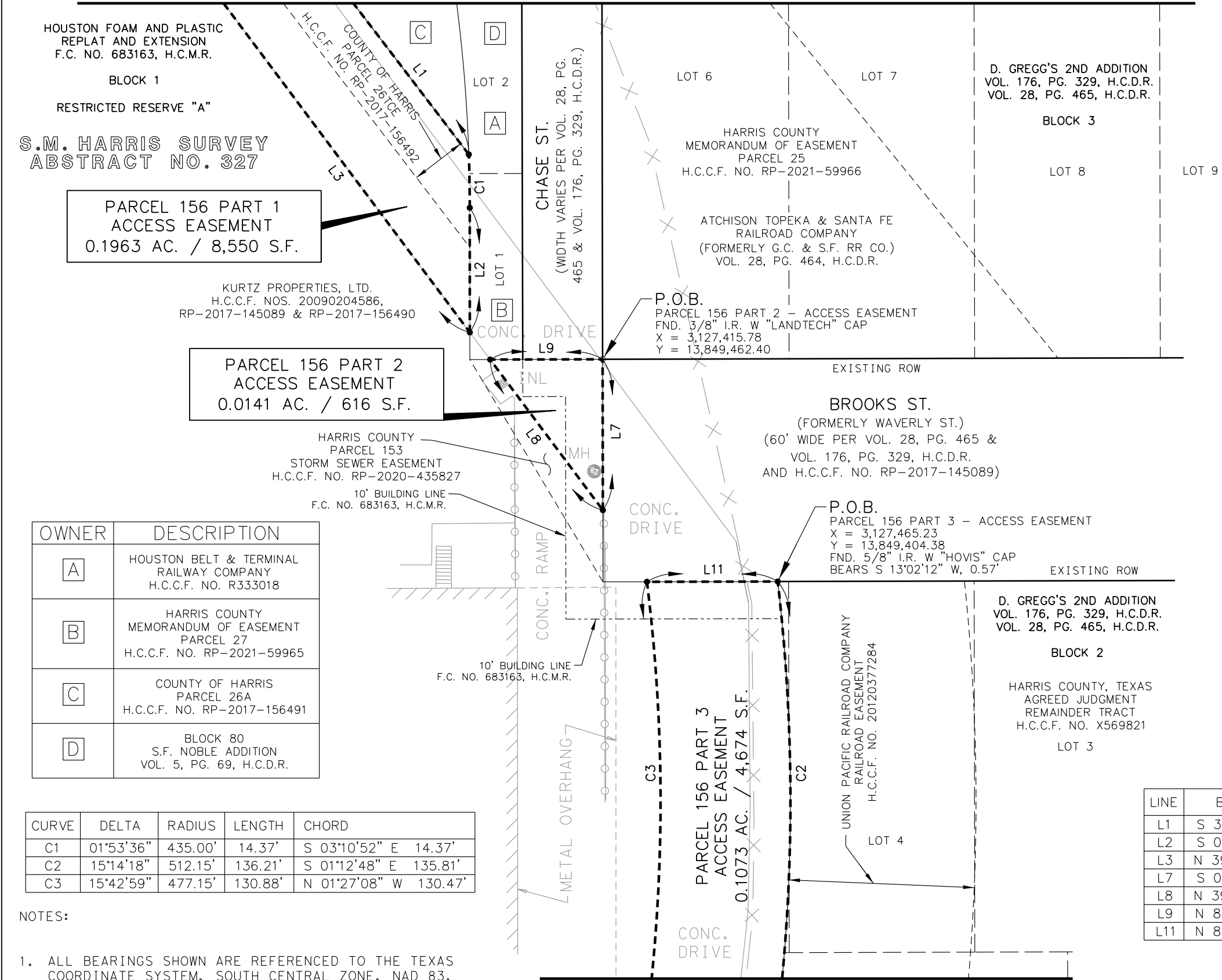
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Edward J. Soukup II  
Registered Professional Land Surveyor No. 5455

Landtech Project No. 0820018.24  
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MATCH LINE SEE SHEET 1



OWNER	DESCRIPTION
A	HOUSTON BELT & TERMINAL RAILWAY COMPANY H.C.C.F. NO. R333018
B	HARRIS COUNTY MEMORANDUM OF EASEMENT PARCEL 27 H.C.C.F. NO. RP-2021-59965
C	COUNTY OF HARRIS PARCEL 26A H.C.C.F. NO. RP-2017-156491
D	BLOCK 80 S.F. NOBLE ADDITION VOL. 5, PG. 69, H.C.D.R.

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	01°53'36"	435.00'	14.37'	S 03°10'52" E 14.37'
C2	15°14'18"	512.15'	136.21'	S 01°12'48" E 135.81'
C3	15°42'59"	477.15'	130.88'	N 01°27'08" W 130.47'

NOTES:

- ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.00013.
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE.

MATCH LINE SEE SHEET 3

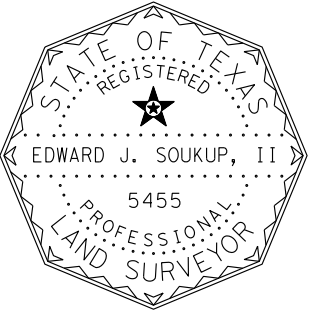
LEGEND / ABBREVIATIONS

- I.R. = IRON ROD  
I.P. = IRON PIPE  
P.T.P. = PINCHED TOP PIPE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
F.C. = FILM CODE  
(C.M.) = CONTROL MONUMENT  
R.O.W. = RIGHT OF WAY  
● = SET 3/8" I.R. W/LANDTECH CAP  
(UNLESS NOTED OTHERWISE)  
○ = FOUND AS NOTED

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

EDWARD J. SOUKUP, II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5455



EXISTING	TAKING	REMAINING
9.3699	PART 1 0.1963 AC. 8,550 S.F.	9.3699
	PART 2 0.0141 AC. 616 S.F.	
	PART 3 0.1073 AC. 4,674 S.F.	

LINE	BEARING	DISTANCE
L1	S 39°34'14" E	201.03'
L2	S 02°13'38" E	33.57'
L3	N 39°00'24" W	270.90'
L7	S 02°18'00" E	40.65'
L8	N 39°00'24" W	50.68'
L9	N 87°39'22" E	30.29'
L11	N 87°39'22" E	35.24'

KURTZ PROPERTIES, LTD.  
PARCEL 156  
ACCESS EASEMENT

LANDTECH, INC.  
Land Surveying  
2525 North Loop West  
Suite 300  
Houston, Texas 77008  
TBPELS Firm No. 10019100  
Tel. (713) 861-7068 Fax (713) 861-4131

DATE: SEPTEMBER 21, 2021  
SCALE: 1" = 30'  
PROJECT NO.: 08-2-0018.24  
SHEET 2 OF 3

MATCH LINE SEE SHEET 2

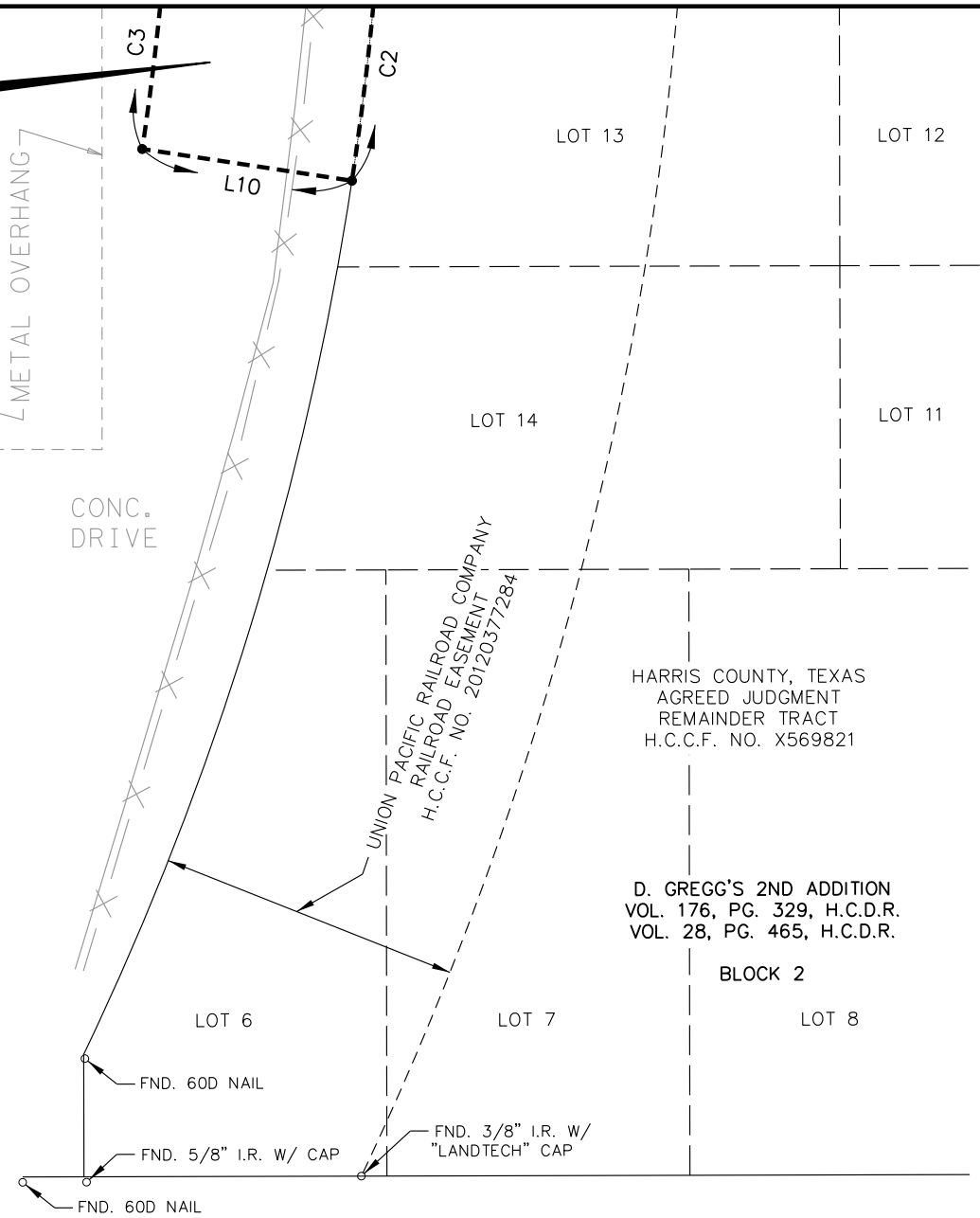
PARCEL 156 PART 3  
ACCESS EASEMENT  
0.1073 AC. / 4,674 S.F.

HOUSTON FOAM AND PLASTIC  
REPLAT AND EXTENSION  
F.C. NO. 683163, H.C.M.R.

BLOCK 1  
RESTRICTED RESERVE "A"

KURTZ PROPERTIES, LTD.  
H.C.C.F. NOS. 20090204586,  
RP-2017-145089 & RP-2017-156490

S.M. HARRIS SURVEY  
ABSTRACT NO. 327

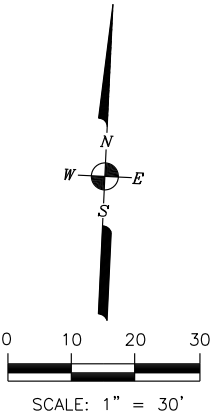


LINE	BEARING	DISTANCE
L10	N 83°35'39" W	35.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	15°14'18"	512.15'	136.21'	S 01°12'48" E 135.81'
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