

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as the Hardy Toll Road Downtown Connector Project, Quitman Street Grade Separation located from Elysian Street to Stevens Street, UPIN 9905050403, for the purpose of roadway construction, 13 tracts in Harris County, Texas (referred to herein as “the Project”), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as “the Property”).

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of fee simple in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

Tract List

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
160	0.2469 acres	fee simple
161	0.1444 acres	fee simple
162	0.1696 acres	fee simple
163	0.0376 acres	fee simple
164	0.0218 acres	fee simple
165	0.0131 acres	fee simple
166	0.0075 acres	fee simple
168	0.0755 acres	fee simple
169	0.0081 acres	fee simple
170	0.1233 acres	fee simple
171	0.0532 acres	fee simple
172	0.2466 acres	fee simple
173	0.1078 acres	fee simple

FIELD NOTES FOR 0.2469 ACRE (10,753 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.2469 ACRE OF LAND BEING PART OF BLOCK 17 OF THE D. GREGG'S SECOND ADDITION, RECORDED IN VOLUME 28, PAGE 465 AND VOLUME 176, PAGE 329 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.2469 ACRE OF LAND ALSO BEING PART OF BLOCK 28 OF THE ROYALL EXTENSION OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME 29, PAGE 437, H.C.D.R., SAID 0.2469 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED OCTOBER 1, 2018 FROM HARTMAN INCOME REIT OPERATING PARTNERSHIP, LP TO HARTMAN SPE, LLC, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-451226; SAID 0.2469 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a 3/4 inch iron rod found for the northeast corner of a certain tract of land described in deed dated March 12, 1980 to Commercial Metals Company, recorded in H.C.C.F. No. G460637, Film Code (F.C.) No. 152-99-0867 and an angle point of said Hartman SPE, LLC tract;

THENCE South 05 deg. 53 min. 26 sec. East, along the east boundary line of said Commercial Metals Company tract and the west boundary line of said Hartman SPE, LLC tract, a distance of 251.92 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner and the POINT OF BEGINNING (X=3,127,794.13, Y=13,852,442.32) of the herein described tract;

THENCE North 84 deg. 20 min. 02 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 48.65 feet to a 3/8 inch iron rod with cap set in a curve to the left for the most northerly northeast corner of the herein described tract;

THENCE in a southeasterly direction, continuing along the proposed north right-of-way line of Quitman Street, with said curve to the left, having a radius of 34.50 feet, an arc length of 51.08 feet, and a central angle of 84 deg. 49 min. 28 sec., and a chord which bears South 48 deg. 04 min. 42 sec. East, 46.54 feet to a 3/8 inch iron rod with cap set for the point of tangency;

THENCE North 89 deg. 30 min. 34 sec. East, continuing along the proposed north right-of-way line of Quitman Street, a distance of 37.82 feet to a 3/8 inch iron rod with cap set for an angle point of the herein described tract;

THENCE North 88 deg. 05 min. 22 sec. East, continuing along the proposed north right-of-way line of Quitman Street, at a distance of 73.81 feet passing a point in the west boundary line of a certain tract of land described in deed dated January 25, 1882 to International & Great Northern Railroad Company (now Union Pacific Railroad Company), recorded in Volume 23, Page 721, H.C.D.R., continuing for a total distance of 94.23 feet to a 3/8 inch iron rod with cap set in a curve to the right and in the east boundary line of said Hartman SPE, LLC tract for the most easterly northeast corner of the herein described tract;

THENCE in a southeasterly direction, along the east boundary line of said Hartman SPE, LLC tract, with said curve to the right, having a radius of 2,576.06 feet, an arc length of 46.91 feet, and a central angle of 01 deg. 02 min. 36 sec., and a chord which bears South 12 deg. 57 min. 13 sec. East, 46.91 feet to a point in the existing north right-of-way line of Quitman Street (width varies per Volume 695, Page 424, Volume 719, Page 457, Volume 834, Page 664 and Volume 2090, Page 701, H.C.D.R.) for the endpoint of said curve to the right, the southeast corner of said Hartman SPE, LLC tract, and the southeast corner of the herein described tract, from which a chain link fence post bears South 82 deg. 03 min. 19 sec. East, 1.07 feet;

THENCE South 87 deg. 37 min. 31 sec. West, along the existing north right-of-way line of Quitman Street and the south boundary line of Hartman SPE, LLC tract, at a distance of 20.32 feet passing a point in the west boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, continuing for a total distance of 69.35 feet to an angle point of the herein described tract;

THENCE North 04 deg. 36 min. 38 sec. West, continuing along the existing north right-of-way line of Quitman Street and the south boundary line of Hartman SPE, LLC tract, a distance of 10.37 feet to an angle point of the herein described tract;

THENCE South 86 deg. 38 min. 22 sec. West, continuing along the existing north right-of-way line of Quitman Street and the south boundary line of Hartman SPE, LLC tract, a distance of 124.58 feet to a point in the east line of said Block 17 for an angle point of the herein described tract;

THENCE South 02 deg. 23 min. 51 sec. East, continuing along the existing north right-of-way line of Quitman Street, the east line of said Block 17, and the south boundary line of Hartman SPE, LLC tract, a distance of 8.67 feet to an angle point of the herein described tract;

THENCE South 86 deg. 25 min. 00 sec. West, continuing along the existing north right-of-way line of Quitman Street and the south boundary line of Hartman SPE, LLC tract, a distance of 23.36 feet to a point for the southeast corner of said Commercial Metals Company tract, the southwest corner of said Hartman SPE, LLC tract, and the southwest corner of the herein described tract, from which a found punch hole in concrete bears South 05 deg. 53 min. 26 sec. East, 0.21 feet;

THENCE North 05 deg. 53 min. 26 sec. West, along the east boundary line of said Commercial Metals Company tract and the west boundary line of said Hartman SPE, LLC tract, a distance of 78.93 feet to the POINT OF BEGINNING and containing 0.2469 acre (10,753 square feet) of land.

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

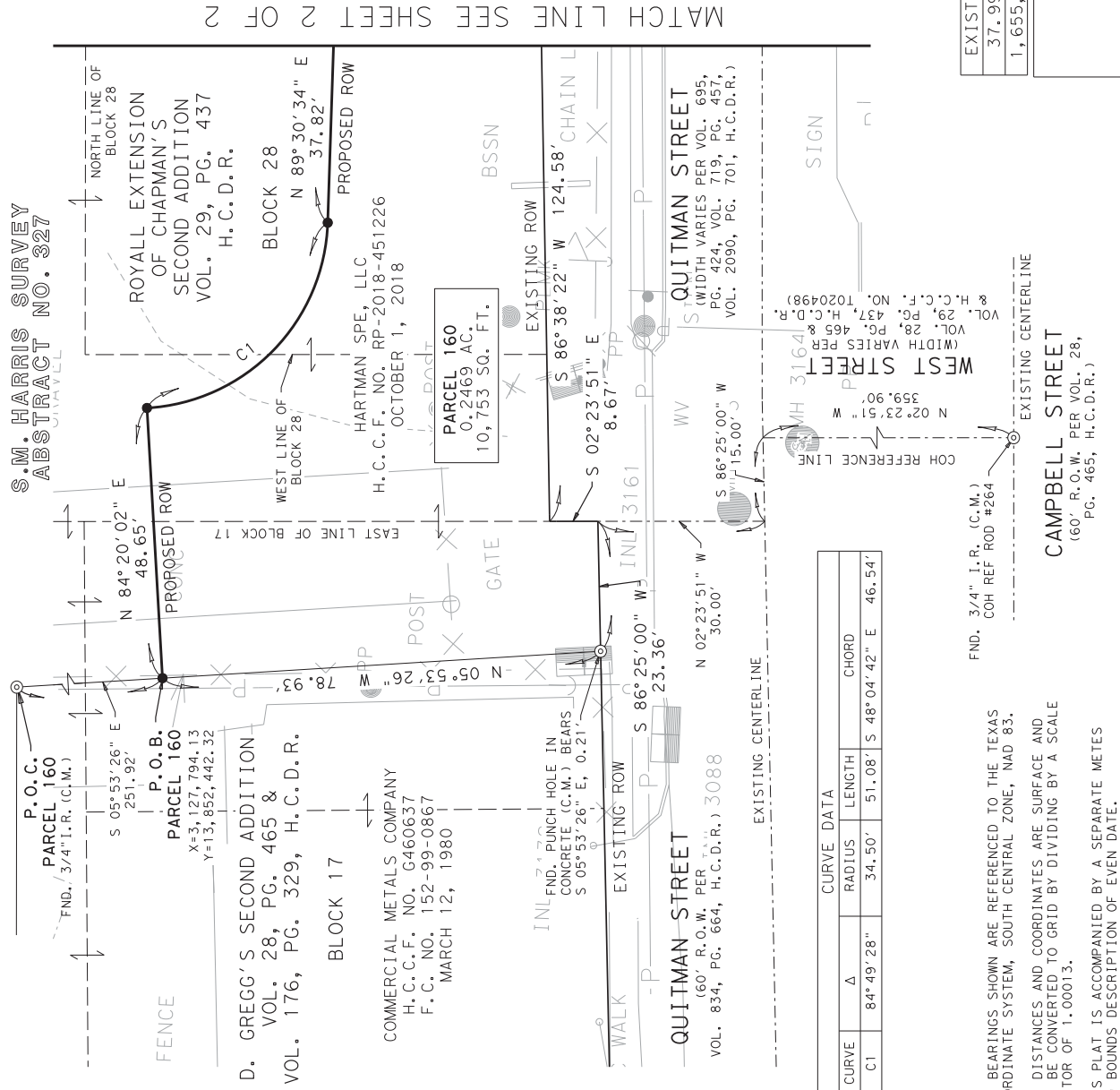
June 4, 2021
Landtech, Inc.

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.

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

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 160 Description.docx

S.M. HARRIS SURVEY
ABSTRACT NO. 327



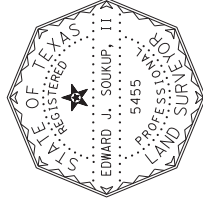
LEGEND / ABBREVIATIONS

- 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 BE DELETED FROM THE PUBLIC RECORDS UPON AS A FINAL SURVEY DOCUMENT.

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



QUITMAN STREET

(60' R.O.W. PER T.I.R.) 3088

QUITMAN STREET

(WIDTH VARIES PER VOL. 695, PG. 424, VOL. 719, PG. 457, VOL. 2090, PG. 701, H.C.D.R.)

CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
C1	84° 49' 28"	34.50'	51.08'

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.

CAMPBELL STREET

(60' R.O.W. PER VOL. 28, PG. 465, H.C.D.R.)

EXISTING	TAKING	REMAINING
37.9984	0.2469 AC.	37.7515
1,655,210	10,753 S.F.	1,644,457

QUITMAN STREET
PARCEL 160
HARTMAN SPE, LLC

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-001824
SHEET 1 OF 2

LEGEND / ABBREVIATIONS

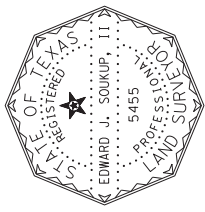
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- I.P. = IRON PIPE
- P.T.P. = PINCHED TOP PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
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- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- F.C. = 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

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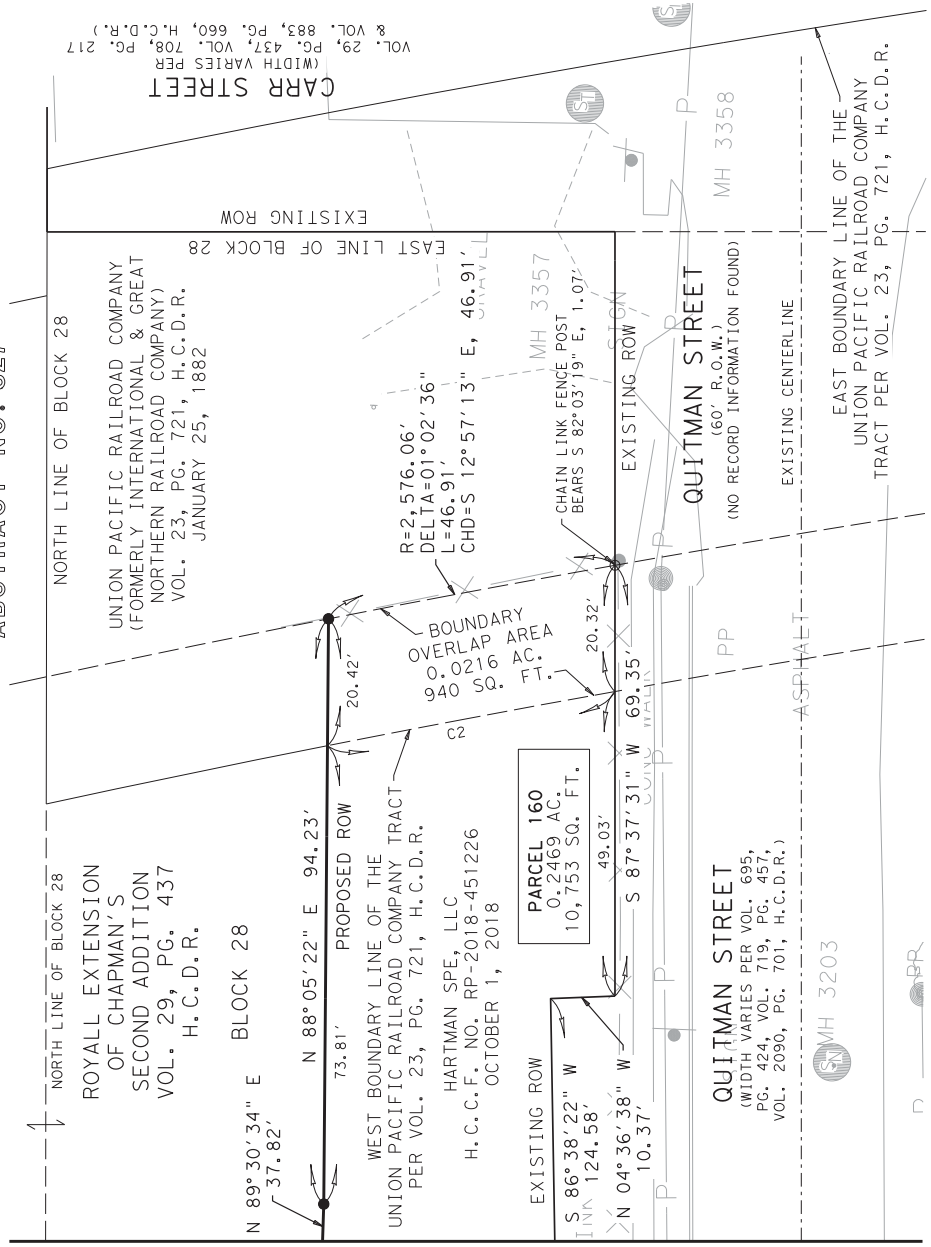
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL BE DEEMED VOID UNLESS CANCELLED UPON AS A FINAL SURVEY DOCUMENT.

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

DATE



S.M. HARRIS SURVEY
ABSTRACT NO. 327



CURVE DATA			
CURVE	Δ	RADIUS	CHORD
C2	01°03'20"	2,556.06'	47.09'

NOTES:

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- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE.

EXISTING	TAKING	REMAINING
37.9984	0.2469 AC.	37.7515
1,655,210	10,753 S.F.	1,644,457

QUITMAN STREET
PARCEL 160
HARTMAN SPE, LLC

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: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24
SHEET 2 OF 2

FIELD NOTES FOR 0.1444 ACRE (6,288 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.1444 ACRE OF LAND BEING PART OF BLOCK 27 OF THE ROYALL EXTENSION OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME 29, PAGE 437 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.1444 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 AND TRACT 4 IN DEED DATED FEBRUARY 8, 1990 FROM DIANE SCAMARDO ROGERS TO ANA JOSEFA GARCIA, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. M512185, FILM CODE (F.C.) NO. 169-62-2478; SAID 0.1444 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a 3/4 inch iron rod (City of Houston Reference Rod No. 136) found at the intersection of the City of Houston Reference line along Carr Street (60 feet wide per Volume Y, Page 518 and Volume 29, Page 437, H.C.D.R.) and the existing centerline of Campbell Street (60 feet wide per Volume 29, Page 437, H.C.D.R.); said City of Houston Reference line being 8.00 feet east of the existing centerline of said Carr Street;

THENCE North 02 deg. 23 min. 47 sec. West, along said City of Houston Reference line being 8.00 feet east of and parallel with the existing centerline of said Carr Street, a distance of 384.38 feet to a point;

THENCE North 87 deg. 36 min. 13 sec. East, along a line perpendicular to said City of Houston Reference line, a distance of 19.70 feet to a point at the intersection of the existing north right-of-way line of Quitman Street (width varies per Volume Z, Page 299, Volume 708, Page 217 and Volume 883, Page 660, H.C.D.R.) and the existing east right-of-way line of Carr Street (width varies per Volume 29, Page 437, Volume 708, Page 217 and Volume 883, Page 660, H.C.D.R.) for the southwest corner of said Ana Josefa Garcia tract, said point also being the southwest corner and the POINT OF BEGINNING (X=3,128,131.21, Y=13,852,372.84) of the herein described tract;

THENCE North 02 deg. 17 min. 30 sec. West, along the existing east right-of-way line of Carr Street and the west boundary line of said Ana Josefa Garcia tract, a distance of 16.90 feet to an angle point of the herein described tract;

THENCE North 87 deg. 42 min. 30 sec. East, continuing along the existing east right-of-way line of Carr Street and the west boundary line of said Ana Josefa Garcia tract, a distance of 2.27 feet to a point in the west line of said Block 27 for an angle point of the herein described tract;

THENCE North 02 deg. 23 min. 47 sec. West, continuing along the existing east right-of-way line of Carr Street, the west line of said Block 27, and the west boundary line of said Ana Josefa Garcia tract, a distance of 40.00 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the southwest corner of a certain tract of land described in deed dated November 17, 2008 to Ana J. Garcia and Xiomara Garcia, recorded in H.C.C.F. No. 20080570257, F.C. No. RP 061-18-2436, the northwest corner of said Ana Josefa Garcia tract, and the northwest corner of the herein described tract;

THENCE South 72 deg. 51 min. 57 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 12.94 feet to a 3/8 inch iron rod with cap set for an angle point of the herein described tract;

THENCE North 88 deg. 05 min. 32 sec. East, continuing along the proposed north right-of-way line of Quitman Street, a distance of 106.91 feet to a 3/8 inch iron rod with cap set in the west line of Commercial Reserve "A", Block 1 of Ben Restaurant, recorded in F.C. No. 679112 of the Harris County Map Records (H.C.M.R.), the west boundary line of a certain tract of land described as Tracts 1, 2 & 3 in deed dated June 14, 2013 to Behzad Nasizadeh D/B/A H. L. Homes, recorded in H.C.C.F. No. 20130300867, F.C. No. ER 046-04-0276, the east line of said Block 27, and the east boundary line of said Ana Josefa Garcia tract for the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the west line of said Commercial Reserve "A" and the east line of said Block 27 and along the west boundary line of said Behzad Nasizadeh D/B/A H. L. Homes tract and the east boundary line of said Ana Josefa Garcia tract, a distance of 51.88 feet to a 1/2 inch iron rod found in the existing north right-of-way line of Quitman Street for the southwest corner of said Commercial Reserve "A", the southwest corner of said Behzad Nasizadeh D/B/A H. L. Homes tract, the southeast corner of said Ana Josefa Garcia tract, and the southeast corner of the herein described tract, from which a found 1-1/2 inch iron pipe (bent) bears South 09 deg. 04 min. East, 0.65 feet;

THENCE South 87 deg. 42 min. 30 sec. West, along the existing north right-of-way line of Quitman Street and the south boundary line of said Ana Josefa Garcia tract, a distance of 121.30 feet to the POINT OF BEGINNING and containing 0.1444 acre (6,288 square feet) of land.

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

June 4, 2021
Landtech, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT
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Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455

Landtech Project No. 0810018.24
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S.M. HARRIS SURVEY
ABSTRACT NO. 327

ROYALL EXTENSION OF
CHAPMAN'S SECOND ADDITION
VOL. 29, PG. 437
H.C.D.R.

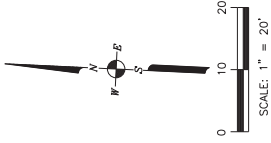
BLOCK 27

ANA J. GARCIA AND
Xiomara Garcia
H.C.C.F. NO. 20080570257
F.C. NO. RP 061-18-2436
NOVEMBER 17, 2008



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
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- R.O.W. = RIGHT OF WAY
- = SET 3/8" I.R. W/LANDTECH CAP (UNLESS NOTED OTHERWISE)
- = FOUND AS NOTED

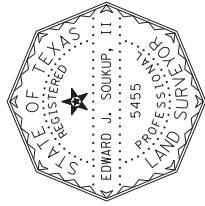


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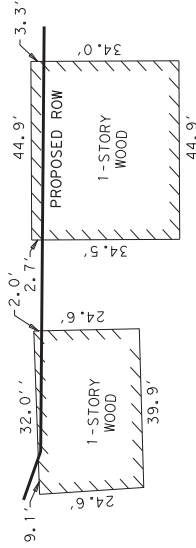
EDWARD J. SOUKUP, II
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

DATE



BEHZAD NASIZADEH
D/B/A H. L. HOMES
TRACTS 1, 2 & 3
H.C.C.F. NO. 20130300867
F.C. NO. ER 046-04-0276
JUNE 14, 2013

FND. 1 1/2" I.R.
FND. 1-1/2" I.P. (BENT)
BEARS S 09° 04' E, 0.65'



NOTES:

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N.T.S.

EXISTING	TAKING	REMAINING
0.1564	0.1444 AC.	0.0120
6,813	6,288 S.F.	525

QUITMAN STREET
PARCEL 161
ANA JOSEFA GARCIA

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-001824

FIELD NOTES FOR 0.1696 ACRE (7,386 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.1696 ACRE OF LAND BEING PART OF COMMERCIAL RESERVE "A", BLOCK 1 OF BEN RESTAURANT, RECORDED IN FILM CODE (F.C.) NO. 679112 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID 0.1696 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED AS TRACTS 1, 2 & 3 IN DEED DATED JUNE 14, 2013 FROM MICHAELJON PARTNERS, LP TO BEHZAD NASIZADEH D/B/A H. L. HOMES, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20130300867, F.C. NO. ER 046-04-0276; SAID 0.1696 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

BEGINNING at (X=3,128,396.00, Y=13,852,383.44) a point at the intersection of the existing north right-of-way line of Quitman Street (width varies per Volume Z, Page 299, Volume 708, Page 217 and Volume 883, Page 660 of the Harris County Deed Records [H.C.D.R.]) and the existing west right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the southeast corner of said Commercial Reserve "A", the southeast corner of said Behzad Nasizadeh D/B/A H. L. Homes tract, and the southeast corner of the herein described tract, from which a found 1/2 inch iron pipe bears North 87 deg. 43 min. East, 1.88 feet;

THENCE South 87 deg. 42 min. 30 sec. West, along the existing north right-of-way line of Quitman Street, the south line of said Commercial Reserve "A", and the south boundary line of said Behzad Nasizadeh D/B/A H. L. Homes tract, a distance of 143.70 feet to a 1/2 inch iron rod found in the east line of Block 27 of the Royall's Extension of Chapman's Second Addition, recorded in Volume 29, Page 437, H.C.D.R. for the southeast corner of a certain tract of land described as Tract 2 and Tract 4 in deed dated February 8, 1990 to Ana Josefa Garcia, recorded in H.C.C.F. No. M512185, F.C. No. 169-62-2478, the southwest corner of said Commercial Reserve "A", the southwest corner of said Behzad Nasizadeh D/B/A H. L. Homes tract, and the southwest corner of the herein described tract, from which a found 1-1/2 inch iron pipe (bent) bears South 09 deg. 04 min. East, 0.65 feet;

THENCE North 02 deg. 17 min. 30 sec. West, along the east line of said Block 27 and the west line of said Commercial Reserve "A" and along the east boundary line of said Ana Josefa Garcia tract and the west boundary line of said Behzad Nasizadeh D/B/A H. L. Homes tract, a distance of 51.88 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner of the herein described tract;

THENCE North 88 deg. 05 min. 32 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 143.70 feet to a 3/8 inch iron rod with cap set in the existing west right-of-way line of Stevens Street, the east line of said Commercial Reserve "A", and the east boundary line of said Behzad Nasizadeh D/B/A H. L. Homes tract for the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the existing west right-of-way line of Stevens Street, the east line of said Commercial Reserve "A", and the east boundary line of said Behzad Nasizadeh D/B/A H. L. Homes tract, a distance of 50.92 feet to the POINT OF BEGINNING and containing 0.1696 acre (7,386 square feet) of land.

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

June 4, 2021
Landtech, Inc.

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Texas Registration No. 5455

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 162 Description.docx

ROYALL EXTENSION
OF CHAPMAN'S
SECOND ADDITION
VOL. 29, PG. 437
H.C.D.R.

BLOCK 27

ANA J. GARCIA AND
XIMARA GARCIA
H.C.C.F. NO. 20080570257
F.C. NO. RP 061-18-2436
NOVEMBER 17, 2008

ANA JOSEFA GARCIA
H.C.C.F. NO. M512185
F.C. NO. 169-62-2478
FEBRUARY 08, 1990

TRACT 2

TRACT 4
LINK FENCE

R.O.W. LINE PER
VOL. 708, PG. 217 &
VOL. 883, PG. 660
H.C.D.R.

PP SIGN

QUITMAN

S.M. HARRIS SURVEY
ABSTRACT NO. 327

BEN RESTAURANT
F.C. NO. 679112
H.C.M.R.

BLOCK 1
COMMERCIAL
RESERVE "A"

N 88°05'32" E 143.70'

PROPOSED ROW

BEHZAD NASIZADEH
D/B/A H. L. HOMES
TRACTS 1, 2 & 3
H.C.C.F. NO. 20130300867
F.C. NO. ER 046-04-0276
JUNE 14, 2013

PARCEL 162
0.1696 AC.
7,386 SQ. FT.

FND. 1/2" I.R.
FND. 1-1/2" I.P. (BENT)
BEARS S 09°04' E, 0.65'

EXISTING ROW

S 87°42'30" W 143.70'

QUITMAN STREET PP
(WIDTH VARIES)

FND. 1/2" I.P. BEARS
N 87°43' E, 1.88'

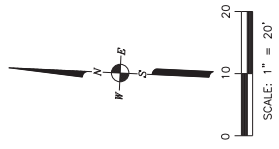
P.O.B.
PARCEL 162

X = 3,128.396.00
Y = 13,852,383.44

MH

LEGEND / ABBREVIATIONS

- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.T.P. = PINCHED TOP PIPE
- P.O.B. = POINT OF BEGINNING
- 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
- = FOUND AS NOTED

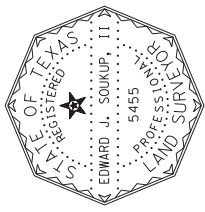


I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED
ON THE GROUND UNDER MY SUPERVISION AND THAT
THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE
TIME OF THE SURVEY.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED OR FILED OR RELIED UPON
AS A FINAL SURVEY DOCUMENT.

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

DATE



STEVENS STREET
(60' R.O.W. PER VOL. 2,
PG. 299, H.C.D.R.)

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.

EXISTING	TAKING	REMAINING
0.6597	0.1696 AC.	0.4901
28,735	7,386 S.F.	21,349

QUITMAN STREET
PARCEL 162
BEHZAD NASIZADEH
D/B/A H. L. HOMES

LANDTECH, INC.

Land Surveying
2525 North Loop West
Suite 300

Houston, Texas 77008

TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE:

JUNE 4, 2021

SCALE:

1" = 20'

PROJECT NO.:

08-2-001824

FIELD NOTES FOR 0.0376 ACRE (1,638 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0376 ACRE OF LAND BEING PART OF LOTS 1 & 2, BLOCK 3 OF THE FOX & FARMER ADDITION, RECORDED IN VOLUME 246, PAGE 615 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0376 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED JUNE 30, 2020 FROM STUART & ASSOCIATES INTERESTS LP TO GABRIEL ZAMORA LONGINOS AND SPOUSE, LARIZA MELENDEZ ENRIQUEZ, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2020-289107; SAID 0.0376 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

BEGINNING at (X=3,128,455.95, Y=13,852,385.84) a point at the intersection of the existing north right-of-way line of Quitman Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) and the existing east right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the southwest corner of said Block 3, the southwest corner said Longinos and Enriquez tract, and the southwest corner of the herein described tract;

THENCE North 02 deg. 17 min. 30 sec. West, along the existing east right-of-way line of Stevens Street, the west line of said Block 3, and the west boundary line of said Longinos and Enriquez tract, a distance of 39.44 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner of the herein described tract;

THENCE South 77 deg. 20 min. 32 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 51.75 feet to a 3/8 inch iron rod with cap set in the west boundary line of a certain tract of land described in deed dated December 17, 2008 to Eric D. Thompson, recorded in H.C.C.F. No. 20090061118, Film Code (F.C.) No. RP 062-74-0473 and the east boundary line of said Longinos and Enriquez tract for the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the west boundary line of said Eric D. Thompson tract and the east boundary line of said Longinos and Enriquez tract, a distance of 26.09 feet to a point in the existing north right-of-way line of Quitman Street and the south line of said Block 3 for the southwest corner of said Eric D. Thompson tract, the southeast corner of said Longinos and Enriquez tract, and the southeast corner of the herein described tract, from which a found 1/2 inch iron rod with "Premier Surveying" cap bears South 60 deg. 28 min. East, 2.37 feet;

THENCE South 87 deg. 42 min. 30 sec. West, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Longinos and Enriquez tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.0376 acre (1,638 square feet) of land.

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

June 4, 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.

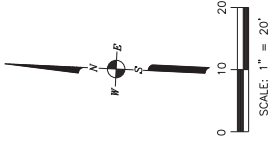
Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 163 Description.docx

S.M. HARRIS SURVEY
ABSTRACT NO. 327

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

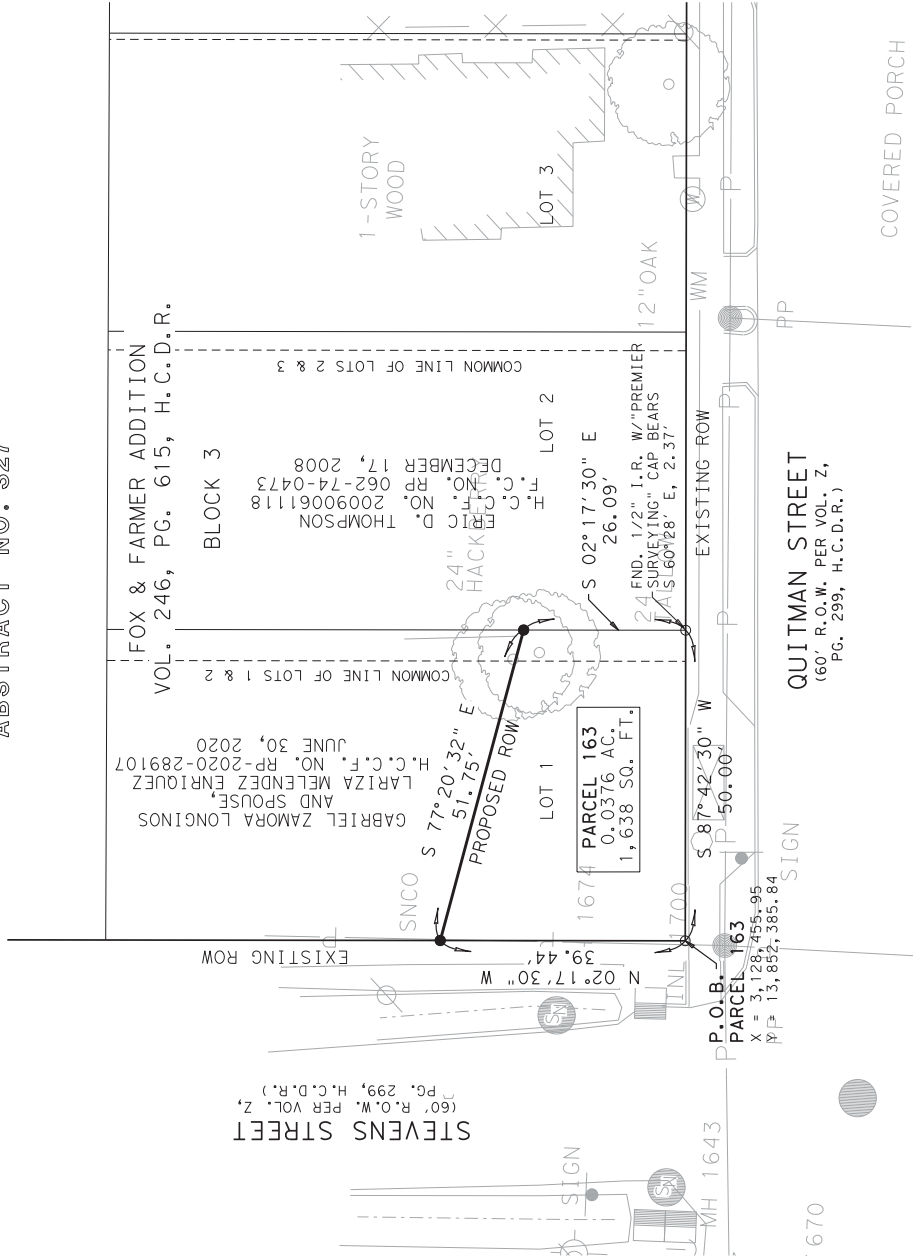
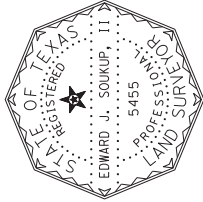


I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

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

DATE



NOTES:

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- 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.

EXISTING	TAKING	REMAINING
0.1070	0.0376 AC.	0.0694
4,662	1,638 S.F.	3,024

QUITMAN STREET
PARCEL 163
GABRIEL ZAMORA LONGINOS AND
SPOUSE, LARIZA MELENDEZ ENRIQUEZ

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24

FIELD NOTES FOR 0.0218 ACRE (949 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0218 ACRE OF LAND BEING PART OF LOTS 2 & 3, BLOCK 3 OF THE FOX & FARMER ADDITION, RECORDED IN VOLUME 246, PAGE 615 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0218 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED DECEMBER 17, 2008 FROM YVONNE PHILLIPS TO ERIC D. THOMPSON, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20090061118, FILM CODE (F.C.) NO. RP 062-74-0473; SAID 0.0218 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a point at the intersection of the existing north right-of-way line of Quitman Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) and the existing east right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the southwest corner of said Block 3 and the southwest corner of a certain tract of land described in deed dated June 30, 2020 to Gabriel Zamora Longinos and spouse, Lariza Melendez Enriquez, recorded in H.C.C.F. No. RP-2020-289107;

THENCE North 87 deg. 42 min. 30 sec. East, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Longinos and Enriquez tract, a distance of 50.00 feet to a point for the southeast corner of said Longinos and Enriquez tract and the southwest corner of said Eric D. Thompson tract, said point also being the southwest corner and the POINT OF BEGINNING (X=3,128,505.91, Y=13,852,387.84) of the herein described tract, from which a found 1/2 inch iron rod with "Premier Surveying" cap bears South 60 deg. 28 min. East, 2.37 feet;

THENCE North 02 deg. 17 min. 30 sec. West, along the east boundary line of said Longinos and Enriquez tract and the west boundary line of said Eric D. Thompson tract, a distance of 26.09 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner of the herein described tract;

THENCE South 77 deg. 20 min. 32 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 41.65 feet to a 3/8 inch iron rod with cap set for an angle point of the herein described tract;

THENCE South 86 deg. 07 min. 30 sec. East, continuing along the proposed north right-of-way line of Quitman Street, a distance of 7.80 feet to a 3/8 inch iron rod with cap set in the west boundary line of a certain tract of land described in deed dated July 8, 1996 to Enrique Puente and wife, Maria De Jesus Puente, recorded in H.C.C.F. No. S010411, F.C. No. 509-11-1106 and the east boundary line of said Eric D. Thompson tract for the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the west boundary line of said Puente tract and the east boundary line of said Eric D. Thompson tract, a distance of 14.51 feet to a point in the existing north right-of-way line of Quitman Street and the south line of said Block 3 for the southwest corner of said Puente tract, the southeast corner of said Eric D. Thompson tract, and the southeast corner of the herein described tract;

THENCE South 87 deg. 42 min. 30 sec. West, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Eric D. Thompson tract, a distance of 48.00 feet to the POINT OF BEGINNING and containing 0.0218 acre (949 square feet) of land.

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

June 4, 2021
Landtech, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT
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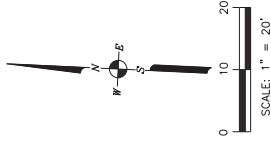
Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 164 Description.docx

S.M. HARRIS SURVEY
ABSTRACT NO. 327

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

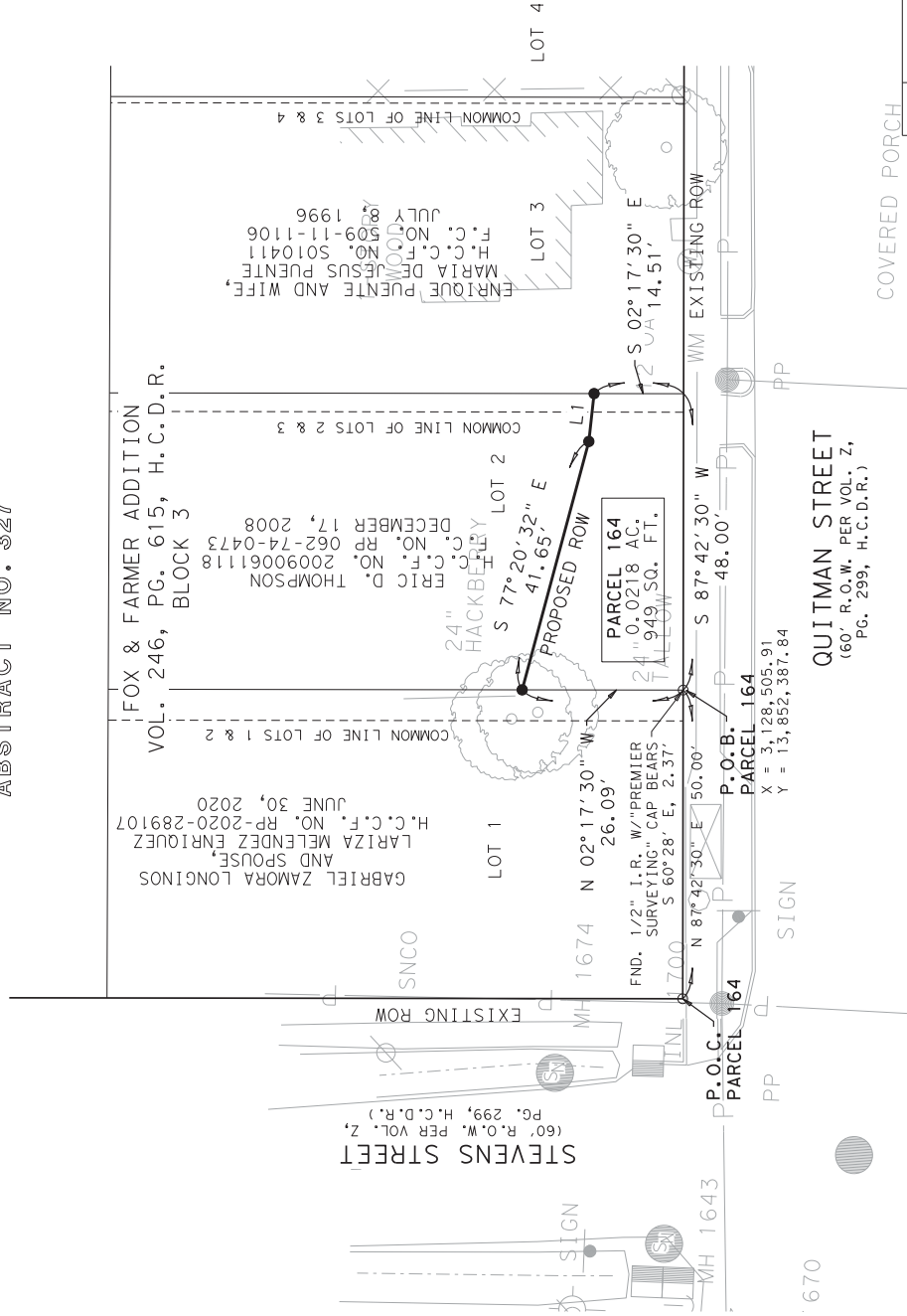
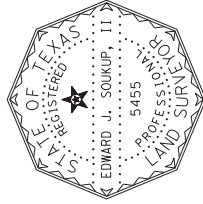


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EDWARD J. SOKUP, II
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

DATE



COVERED PORCH

LINE	BEARING	DISTANCE
L1	S 86° 07' 30" E	7.80'

EXISTING	TAKING	REMAINING
0.1026	0.0218 AC.	0.0808
4,469	949 S.F.	3,520

QUITMAN STREET
PARCEL 164
ERIC D. THOMPSON

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24

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.

FIELD NOTES FOR 0.0131 ACRE (572 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0131 ACRE OF LAND BEING PART OF LOTS 3 & 4, BLOCK 3 OF THE FOX & FARMER ADDITION, RECORDED IN VOLUME 246, PAGE 615 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0131 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED JULY 8, 1996 FROM LUIS PEREZ AND WIFE, MARIA ELENA PEREZ TO ENRIQUE PUENTE AND WIFE, MARIA DE JESUS PUENTE, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. S010411, FILM CODE (F.C.) NO. 509-11-1106; SAID 0.0131 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a point at the intersection of the existing north right-of-way line of Quitman Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) and the existing east right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the southwest corner of said Block 3 and the southwest corner of a certain tract of land described in deed dated June 30, 2020 to Gabriel Zamora Longinos and spouse, Lariza Melendez Enriquez, recorded in H.C.C.F. No. RP-2020-289107;

THENCE North 87 deg. 42 min. 30 sec. East, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Longinos and Enriquez tract, at a distance of 50.00 feet passing a point, from which a found 1/2 inch iron rod with "Premier Surveying" cap bears South 60 deg. 28 min. East, 2.37 feet, for the southwest corner of a certain tract of land described in deed dated December 17, 2008 to Eric D. Thompson, recorded in H.C.C.F. No. 20090061118, F.C. No. RP 062-74-0473 and the southeast corner of said Longinos and Enriquez tract, continuing for a total distance of 98.00 feet to a point for the southeast corner of said Eric D. Thompson tract and the southwest corner of said Puente tract, said point also being the southwest corner and the POINT OF BEGINNING (X=3,128,553.87, Y=13,852,389.76) of the herein described tract,;

THENCE North 02 deg. 17 min. 30 sec. West, along the east boundary line of said Eric D. Thompson tract and the west boundary line of said Puente tract, a distance of 14.51 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner of the herein described tract;

THENCE South 86 deg. 07 min. 30 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 48.28 feet to a 3/8 inch iron rod with cap set in the west boundary line of a certain tract of land described in deed dated March 7, 2017 to Carey Sakert, recorded in H.C.C.F. No. RP-2017-144086 and the east boundary line of said Puente tract for the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the west boundary line of said Carey Sakert tract and the east boundary line of said Puente tract, a distance of 9.32 feet to a point in the existing north right-of-way line of Quitman Street and the south line of said Block 3 for the southwest corner of said Carey Sakert tract, the southeast corner of said Puente tract, and the southeast corner of the herein described tract, from which a found 1/2 inch iron rod with "Premier Surveying" cap bears North 60 deg. 45 min. East, 1.71 feet;

THENCE South 87 deg. 42 min. 30 sec. West, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Puente tract, a distance of 48.00 feet to the POINT OF BEGINNING and containing 0.0131 acre (572 square feet) of land.

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

June 4, 2021
Landtech, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND SHALL
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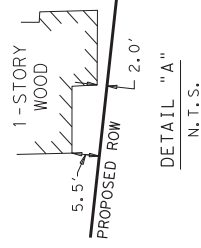
Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 165 Description.docx

LEGEND / ABBREVIATIONS

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.

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
EDWARD J. SOUKUP, II
5455



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

QUITMAN STREET
PARCEL 165
ENRIQUE PUENTE AND WIFE,
MARIA DE JESUS PUENTE

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24

FIELD NOTES FOR 0.0075 ACRE (327 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0075 ACRE OF LAND BEING PART OF LOT 4, BLOCK 3 OF THE FOX & FARMER ADDITION, RECORDED IN VOLUME 246, PAGE 615 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0075 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED MARCH 7, 2017 FROM CONSTABLE SILVIA TREVINO PRECINCT 6, HARRIS COUNTY, TEXAS TO CAREY SAKERT, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-144086; SAID 0.0075 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a point at the intersection of the existing north right-of-way line of Quitman Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) and the existing east right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the southwest corner of said Block 3 and the southwest corner of a certain tract of land described in deed dated June 30, 2020 to Gabriel Zamora Longinos and spouse, Lariza Melendez Enriquez, recorded in H.C.C.F. No. RP-2020-289107;

THENCE North 87 deg. 42 min. 30 sec. East, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Longinos and Enriquez tract, at a distance of 50.00 feet passing a point, from which a found 1/2 inch iron rod with "Premier Surveying" cap bears South 60 deg. 28 min. East, 2.37 feet, for the southwest corner of a certain tract of land described in deed dated December 17, 2008 to Eric D. Thompson, recorded in H.C.C.F. No. 20090061118, F.C. No. RP 062-74-0473 and the southeast corner of said Longinos and Enriquez tract, at a distance of 98.00 feet passing a point for the southwest corner of a certain tract of land described in deed dated July 8, 1996 to Enrique Puente and wife, Maria De Jesus Puente, recorded in H.C.C.F. No. S010411, F.C. No. 509-11-1106 and the southeast corner of said Eric D. Thompson tract, continuing for a total distance of 146.00 feet to a point for the southeast corner of said Puente tract and the southwest corner of said Carey Sakert tract, said point also being the southwest corner and the POINT OF BEGINNING (X=3,128,601.83, Y=13,852,391.67) of the herein described tract, from which a found 1/2 inch iron rod with "Premier Surveying" cap bears North 60 deg. 45 min. East, 1.71 feet;

THENCE North 02 deg. 17 min. 30 sec. West, along the east boundary line of said Puente tract and the west boundary line of said Carey Sakert tract, a distance of 9.32 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner of the herein described tract;

THENCE South 86 deg. 07 min. 30 sec. East, along the proposed north right-of-way line of Quitman Street, a distance of 49.29 feet to a 3/8 inch iron rod with cap set in the west line of Lot 5 of said Block 3, the west boundary line of a certain tract of land described in deed dated July 1, 2008 to Behzad Nasizadeh, recorded in H.C.C.F. No. 20080440722, F.C. No. RP 059-34-1730, the east line of Lot 4 of said Block 3, and the east boundary line of said Carey Sakert tract for the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the west line of said Lot 5 and the east line of said Lot 4 and along the west boundary line of said Behzad Nasizadeh tract and the east boundary line of said Carey Sakert tract, a distance of 4.03 feet to a point in the existing north right-of-way line of Quitman Street and the south line of said Block 3 for the southwest corner of said Lot 5, the southwest corner of said Behzad Nasizadeh tract, the southeast corner of said Lot 4, the southeast corner of said Carey Sakert tract, and the southeast corner of the herein described tract;

THENCE South 87 deg. 42 min. 30 sec. West, along the existing north right-of-way line of Quitman Street, the south line of said Block 3, and the south boundary line of said Carey Sakert tract, a distance of 49.00 feet to the POINT OF BEGINNING and containing 0.0075 acre (327 square feet) of land.

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

June 4, 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.

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

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 166 Description.docx

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. = FILE CODE
(C.M.) = CONTROL MONUMENT
R.O.W. = RIGHT OF WAY
● = SET 3/8" I.R. W/LANDTECH C
(UNLESS NOTED OTHERWISE)
○ = FOUND AS NOTED

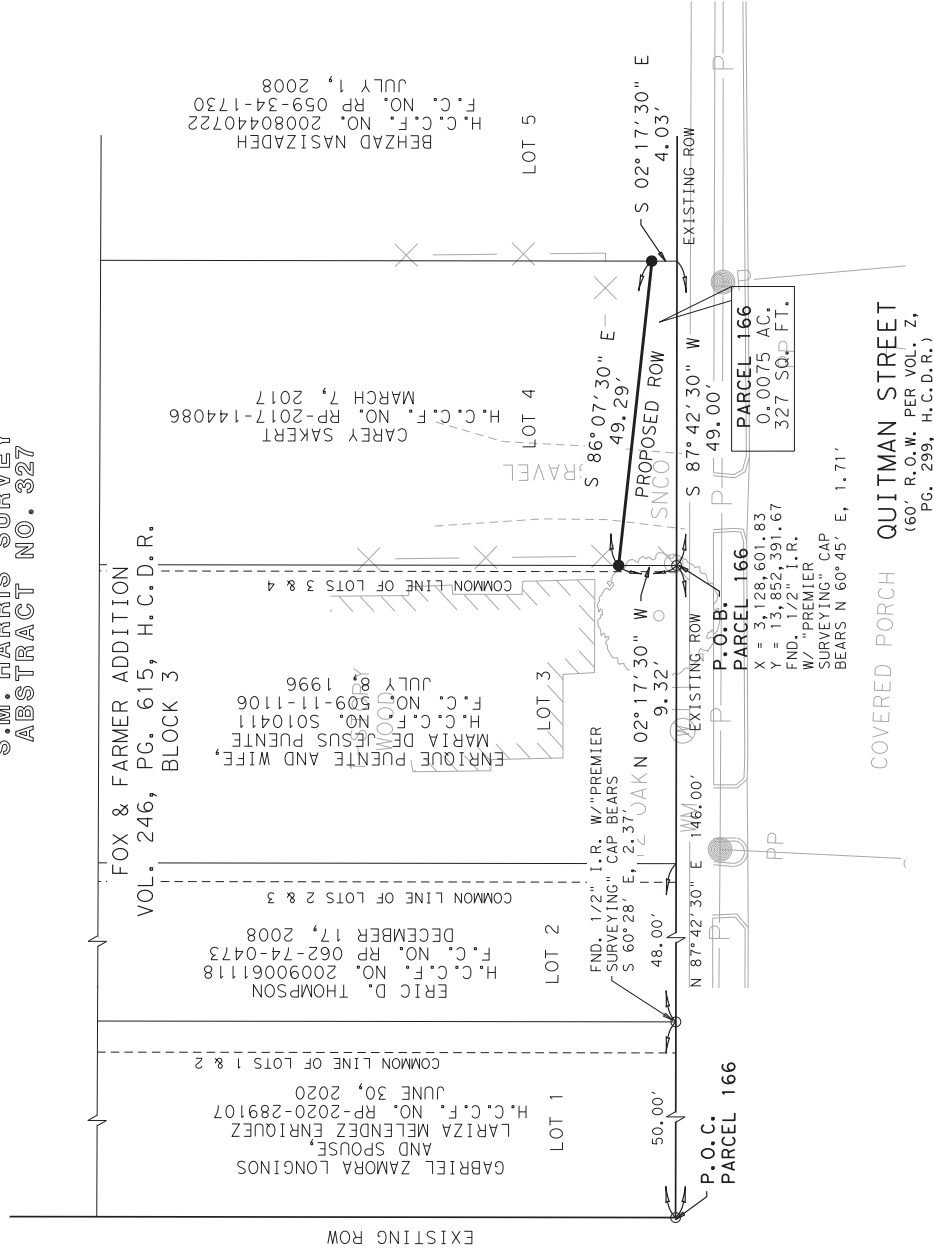
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

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



STEVENS STREET
(60' R.O.W. PER VOL. Z,
Pg. 299, H.C.D.R.)



COVERED PORCH QUITMAN STREET
(60' R.O.W. PER VOL. Z,
PG. 299, H.C.D.R.)

NOTES:

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

EXISTING	TAKING	REMAINING
0.1045	0.0075 AC.	0.0970
4 550	327 S. F.	4 223

QUITMAN STREET
PARCEL 166
CAREY SAKERT

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24

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

FIELD NOTES FOR 0.0755 ACRE (3,290 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0755 ACRE OF LAND BEING PART OF LOT 6, BLOCK 26 OF THE ROYALL EXTENSION OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME 29, PAGE 437 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0755 ACRE OF LAND ALSO BEING OUT OF A REMAINDER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED AUGUST 2, 1923 FROM C. M. KAY TO BEN TURNER AND WIFE, REBECCA TURNER, RECORDED IN VOLUME 547, PAGE 217, H.C.D.R.; SAID 0.0755 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a 3/4 inch iron rod (City of Houston Reference Rod No. 136) found at the intersection of the City of Houston Reference line along Carr Street (60 feet wide per Volume Y, Page 518 and Volume 29, Page 437, H.C.D.R.) and the existing centerline of Campbell Street (60 feet wide per Volume 29, Page 437, H.C.D.R.); said City of Houston Reference line being 8.00 feet east of the existing centerline of said Carr Street;

THENCE North 02 deg. 23 min. 47 sec. West, along said City of Houston Reference line being 8.00 feet east of and parallel with the existing centerline of said Carr Street, a distance of 279.94 feet to a point;

THENCE North 87 deg. 36 min. 13 sec. East, along a line perpendicular to said City of Houston Reference line, a distance of 22.00 feet to a point in the existing east right-of-way line of Carr Street for the northwest corner of Lot 5 of said Block 26, the northwest corner of a certain tract of land described in deed dated February 2, 2016 to Maria G. Garcia, recorded in Harris County Clerk's File (H.C.C.F.) No. RP-2016-46412, the southwest corner of Lot 6 of said Block 26, and the southwest corner of said Turner remainder tract, said point also being the southwest corner and the POINT OF BEGINNING (X=3,128,137.87, Y=13,852,268.58) of the herein described tract;

THENCE North 02 deg. 23 min. 47 sec. West, along the existing east right-of-way line of Carr Street, the west line of said Lot 6 of Block 26, and the west boundary line of said Turner remainder tract, a distance of 29.60 feet to a point at the intersection of the existing south right-of-way line of Quitman Street (width varies per Volume Z, Page 299 and Volume 688, Page 683, H.C.D.R.) and the existing east right-of-way line of Carr Street for the northwest corner of said Turner remainder tract and the northwest corner of the herein described tract;

THENCE North 87 deg. 37 min. 31 sec. East, along the existing south right-of-way line of Quitman Street and the north boundary line of said Turner remainder tract, a distance of 116.14 feet (called 109.00 feet) to a point in the west line of Lot 6, Block 24 of the J. S. Sydnor's Extension of the Parker Smith Addition, recorded in Volume Z, Page 299, H.C.D.R., the west boundary line of a certain tract of land described as Tracts I, III & IV in deed dated March 9, 1982 to Hilda Stiner, recorded in H.C.C.F. No. H408310, Film Code (F.C.) No. 011-00-1094, and the east line of Lot 6 of said Block 26 for an angle point in the existing south right-of-way line of Quitman Street, the northeast corner of said Turner remainder tract, and the northeast corner of the herein described tract;

THENCE South 02 deg. 20 min. 32 sec. East, along the west line of Lot 6 of said Block 24 and the east line of Lot 6 of said Block 26 and along the west boundary line of said Hilda Stiner tract and the east boundary line of said Turner remainder tract, a distance of 23.14 feet to a 3/8 inch iron rod with cap set in the proposed south right-of-way line of Quitman Street for the most easterly southeast corner of the herein described tract;

THENCE South 79 deg. 33 min. 22 sec. West, along the proposed south right-of-way line of Quitman Street, a distance of 46.03 feet to a 3/8 inch iron rod with cap set in the north line of Lot 5 of said Block 26, the north boundary line of said Maria G. Garcia tract, the south line of Lot 6 of said Block 26, and the south boundary line of said Turner remainder tract for the most southerly southeast corner of the herein described tract;

THENCE South 87 deg. 37 min. 31 sec. West, along the north line of Lot 5 of said Block 26, the north boundary line of said Maria G. Garcia tract, the south line of Lot 6 of said Block 26, and the south boundary line of said Turner remainder tract, a distance of 70.54 feet to the POINT OF BEGINNING and containing 0.0755 acre (3,290 square feet) of land.

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

June 4, 2021
Landtech, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND SHALL
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AS A FINAL SURVEY DOCUMENT.

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

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 168 Description.docx

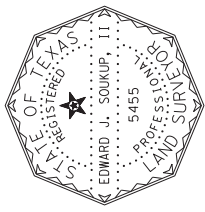
LEGEND / ABBREVIATIONS

- 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
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- 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)
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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.

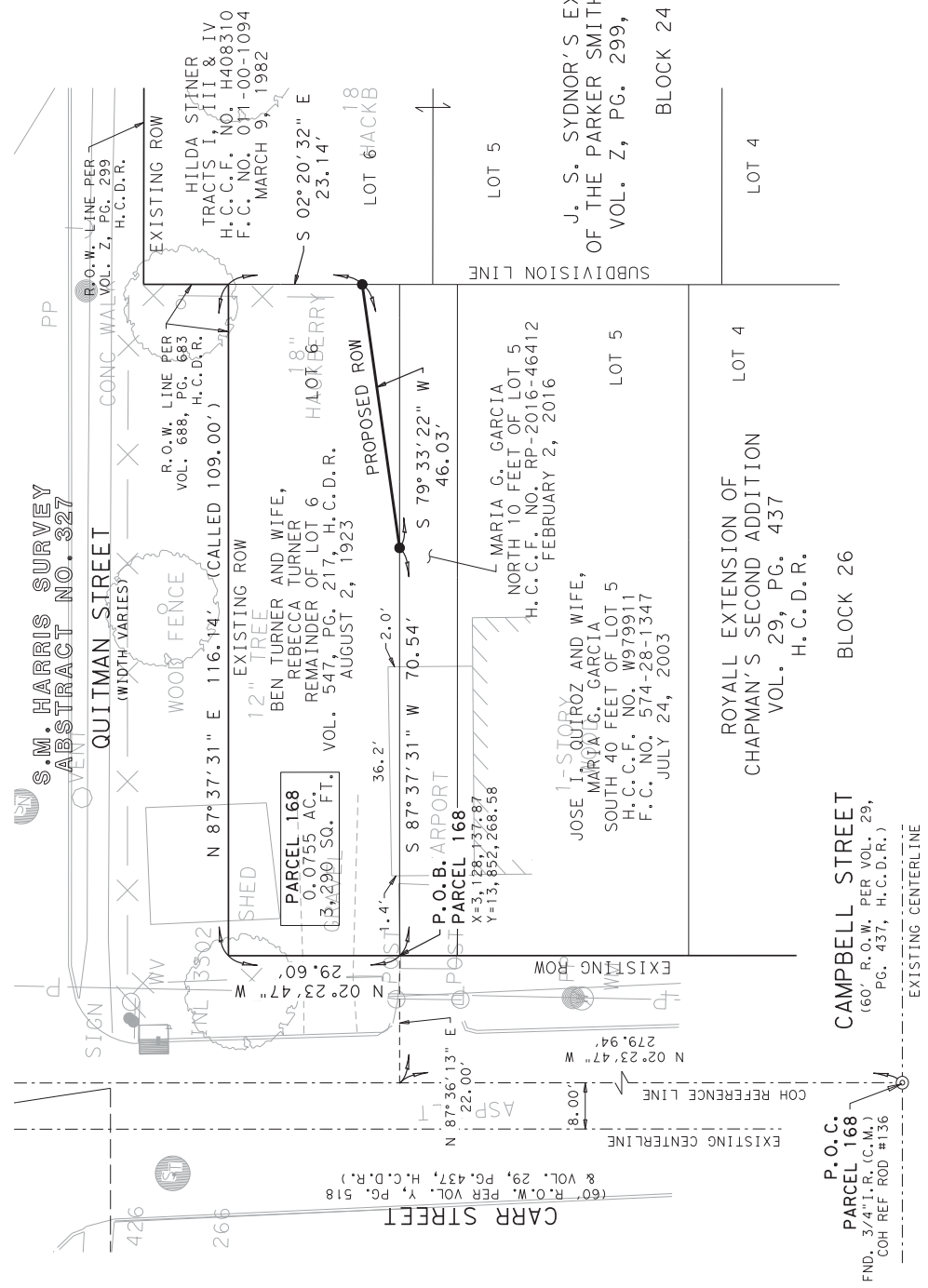
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EDWARD J. SOUKUP, II
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455



J. S. SYDNOR'S EXTENSION
OF THE PARKER SMITH ADDITION
VOL. Z, PG. 299, H.C.D.R.

BLOCK 24



NOTES:

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EXISTING	TAKING	REMAINING
0.0789	0.0755 AC.	0.0034
3,437	3,290 S.F.	147

QUITMAN STREET
PARCEL 168
BEN TURNER AND WIFE,
REBECCA TURNER

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-001824

FIELD NOTES FOR 0.0081 ACRE (353 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0081 ACRE OF LAND BEING PART OF LOT 5, BLOCK 26 OF THE ROYALL EXTENSION OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME 29, PAGE 437 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0081 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED FEBRUARY 2, 2016 FROM JAMIE LINARES TO MARIA G. GARCIA, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2016-46412; SAID 0.0081 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a 3/4 inch iron rod (City of Houston Reference Rod No. 136) found at the intersection of the City of Houston Reference line along Carr Street (60 feet wide per Volume Y, Page 518 and Volume 29, Page 437, H.C.D.R.) and the existing centerline of Campbell Street (60 feet wide per Volume 29, Page 437, H.C.D.R.); said City of Houston Reference line being 8.00 feet east of the existing centerline of said Carr Street;

THENCE North 02 deg. 23 min. 47 sec. West, along said City of Houston Reference line being 8.00 feet east of and parallel with the existing centerline of said Carr Street, a distance of 269.94 feet to a point;

THENCE North 87 deg. 36 min. 13 sec. East, along a line perpendicular to said City of Houston Reference line, a distance of 22.00 feet to a 3/8 inch iron rod with cap set in the existing east right-of-way line of Carr Street and the west line of said Lot 5 for the northwest corner of a certain tract of land described in deed dated July 24, 2003 to Jose I. Quiroz and wife, Maria G. Garcia, recorded in H.C.C.F. No. W979911, Film Code (F.C.) No. 574-28-1347 and the southwest corner of said Maria G. Garcia tract, said point also being in the proposed south right-of-way line of Quitman Street for the southwest corner and the POINT OF BEGINNING (X=3,128,138.29, Y=13,852,258.59) of the herein described tract;

THENCE North 02 deg. 23 min. 47 sec. West, along the existing east right-of-way line of Carr Street, the west line of said Lot 5, and the west boundary line of said Maria G. Garcia tract, a distance of 10.00 feet to a point for the southwest corner of Lot 6 of said Block 26, the southwest corner of a remainder of a certain tract of land described in deed dated August 2, 1923 to Ben Turner and wife, Rebecca Turner, recorded in Volume 547, Page 217, H.C.D.R., the northwest corner of said Lot 5, the northwest corner of said Maria G. Garcia tract, and the northwest corner of the herein described tract;

THENCE North 87 deg. 37 min. 31 sec. East, along the south line of said Lot 6 and the north line of said Lot 5 and along the south boundary line of said Turner remainder tract and the north boundary line of said Maria G. Garcia tract, a distance of 70.54 feet to a 3/8 inch iron rod with cap set in the proposed south right-of-way line of Quitman Street for the east corner of the herein described tract;

THENCE South 79 deg. 33 min. 22 sec. West, along the proposed south right-of-way line of Quitman Street, a distance of 71.24 feet to the POINT OF BEGINNING and containing 0.0081 acre (353 square feet) of land.

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

June 4, 2021
Landtech, Inc.

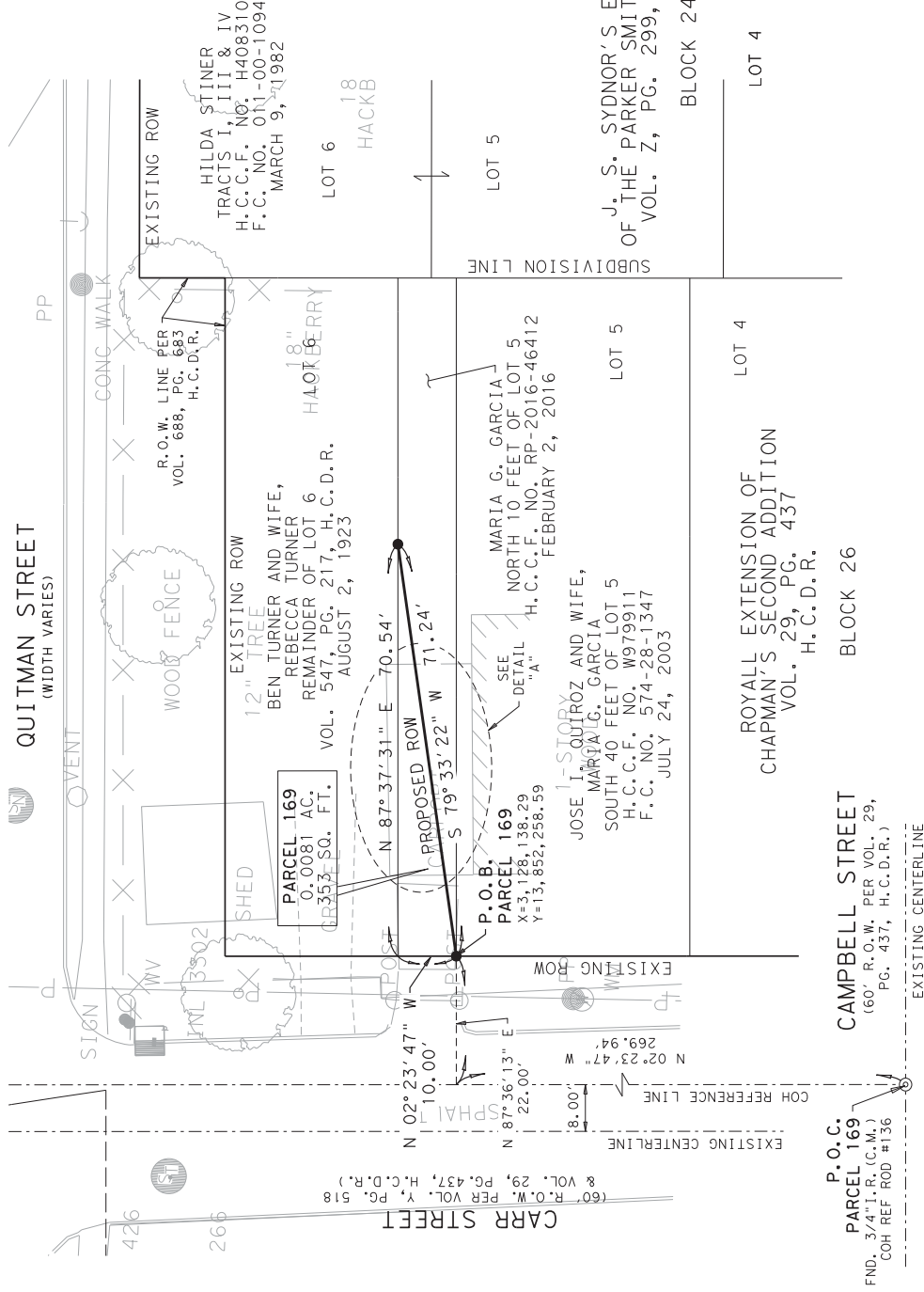
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Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 169 Description.docx

S.M. HARRIS SURVEY
ABSTRACT NO. 327

QUITMAN STREET
(WIDTH VARIES)



LEGEND / ABBREVIATIONS

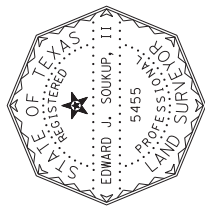
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- = SET 3/8" I.R. W/LANDTECH CAP (UNLESS NOTED OTHERWISE)
- = FOUND AS NOTED

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

DATE



J. S. SYDNOR'S EXTENSION
OF THE PARKER SMITH ADDITION
VOL. Z, PG. 299, H.C.D.R.

BLOCK 24

LOT 4

ROYALL EXTENSION OF
CHAPMAN'S SECOND ADDITION
VOL. 29, PG. 437
H.C.D.R.

BLOCK 26

P.O.C.
PARCEL 169
FND. 3/4" I.R. (C.M.)
COH REF ROD #136

NOTES:

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- 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.



DETAIL "A"
N.T.S.

EXISTING	TAKING	REMAINING
0.0267	0.0081 AC.	0.0186
1,161	353 S.F.	808

QUITMAN STREET
PARCEL 169
MARIA G. GARCIA

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-001824

FIELD NOTES FOR 0.1233 ACRE (5,372 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.1233 ACRE OF LAND BEING PART OF LOT 6, BLOCK 24 OF THE J. S. SYDNOR'S EXTENSION OF THE PARKER SMITH ADDITION, RECORDED IN VOLUME Z, PAGE 299 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.1233 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED AS TRACTS I, III & IV IN DEED DATED MARCH 9, 1982 FROM PAUL A. STINER, JR., ET AL TO HILDA STINER, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. H408310, FILM CODE (F.C.) NO. 011-00-1094; SAID 0.1233 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

BEGINNING at (X=3,128,398.40, Y=13,852,323.49) a point at the intersection of the existing south right-of-way line of Quitman Street (width varies per Volume Z, Page 299 and Volume 688, Page 683, H.C.D.R.) and the existing west right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the northeast corner of Lot 6 of said Block 24, the northeast corner of said Hilda Stiner tract, and the northeast corner of the herein described tract;

THENCE South 02 deg. 17 min. 30 sec. East, along the existing west right-of-way line of Stevens Street, the east line of Lot 6 of said Block 24, and the east boundary line of said Hilda Stiner tract, a distance of 37.26 feet to a 3/8 inch iron rod with cap set in a curve to the right and in the proposed south right-of-way line of Quitman Street for the southeast corner of the herein described tract;

THENCE in a westerly direction, along the proposed south right-of-way line of Quitman Street, with said curve to the right, having a radius of 512.50 feet, an arc length of 40.62 feet, a central angle of 04 deg. 32 min. 27 sec., and a chord which bears South 88 deg. 06 min. 57 sec. West, 40.61 feet to a 3/8 inch iron rod with cap set for the point of reverse curvature;

THENCE in a westerly direction, continuing along the proposed south right-of-way line of Quitman Street, with a curve to the left, having a radius of 967.50 feet, an arc length of 105.86 feet, a central angle of 06 deg. 16 min. 08 sec., and a chord which bears South 87 deg. 15 min. 06 sec. West, 105.80 feet to a 3/8 inch iron rod with cap set in the east line of Lot 6, Block 26 of the Royall Extension of Chapman's Second Addition, recorded in Volume 29, Page 437, H.C.D.R., the east boundary line of a remainder of a certain tract of land described in deed dated August 2, 1923 to Ben Turner and wife, Rebecca Turner, recorded in Volume 547, Page 217, H.C.D.R., the west line of Lot 6 of said Block 24, and the west boundary line of said Hilda Stiner tract for the endpoint of said curve to the left and the southwest corner of the herein described tract;

THENCE North 02 deg. 20 min. 32 sec. West, along the east line of Lot 6 of said Block 26 and the west line of Lot 6 of said Block 24 and along the east boundary line of said Turner remainder tract and the west boundary line of said Hilda Stiner tract, at a distance of 23.14 feet passing a point for an angle point in the existing south right-of-way line of Quitman Street and the northeast corner of said Turner remainder tract, continuing along the existing south right-of-way line of Quitman Street, the west line of Lot 6 of said Block 24, and the west boundary line of said Hilda Stiner tract for a total distance of 37.81 feet to a point for an angle point in the existing south right-of-way line of Quitman Street, the northwest corner of Lot 6 of said Block 24, the northwest corner of said Hilda Stiner tract, and the northwest corner of the herein described tract;

THENCE North 87 deg. 42 min. 30 sec. East, along the existing south right-of-way line of Quitman Street, the north line of Lot 6 of said Block 24, and the north boundary line of said Hilda Stiner tract, a distance of 146.44 feet (called 139.30 feet) to the POINT OF BEGINNING and containing 0.1233 acre (5,372 square feet) of land.

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

June 4, 2021
Landtech, Inc.

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

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 170 Description.docx

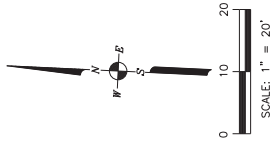
S.M. HARRIS SURVEY
ABSTRACT NO. 327

QUITMAN STREET
(WIDTH VARIES)

SIGN

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
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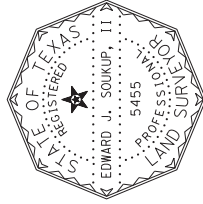


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EDWARD J. SOUKUP, II
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

DATE



(60' R.O.W. PER VOL. Z, PG. 299, H.C.D.R.)
STEVENS STREET

P.O.B.
PARCEL 170
X=3,128,398.40
Y=13,852,323.49

PARCEL 170
0.1233 AC. ALT
5,372 SQ. FT.

HILDA STINER & IV
TRACTS
H.C.C.F. NO. H408310
F.C. NO. 011-00-1094
MARCH 9, 1982

J. S. SYDNOR'S EXTENSION
OF THE PARKER SMITH ADDITION
VOL. Z, PG. 299, H.C.D.R.

1-STORY
BRICK

LOT 4

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	512.50'	40.62'	04° 32' 27"	S 88° 06' 57" W 40.61'
C2	967.50'	105.86'	06° 16' 08"	S 87° 15' 06" W 105.80'

NOTES:

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ROYALL EXTENSION
OF CHAPMAN'S
SECOND ADDITION
VOL. 29, PG. 437
H.C.D.R.

MARIA G. GARCIA
NORTH 10 FEET OF LOT 5
H.C.C.F. NO. RP-2016-46412
FEBRUARY 2, 2016

BLOCK 26
LOT 5

LOT 4

R.O.W. LINE PER
VOL. 688, PG. 683
H.C.D.R.
EXISTING ROW
BEN TURNER AND WIFE,
REBECCA TURNER
REMAINDER OF LOT 6
VOL. 547, PG. 1217
H.C.D.R.
AUGUST 2, 1923
LOT 6

HACKBERRY

SUBDIVISION LINE

LOT 5

BLOCK 24

EXISTING	TAKING	REMAINING
0.3361	0.1233 AC.	0.2128
14,639	5,372 S.F.	9,267

QUITMAN STREET
PARCEL 170
HILDA STINER

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24

FIELD NOTES FOR 0.0532 ACRE (2,318 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0532 ACRE OF LAND BEING PART OF LOT 6, BLOCK 23 OF THE J. S. SYDNOR'S EXTENSION OF THE PARKER SMITH ADDITION, RECORDED IN VOLUME Z, PAGE 299 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.0532 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED FEBRUARY 4, 2002 FROM RICK FLANAGAN, ET AL TO BENITO ARMAS, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. V648181, FILM CODE (F.C.) NO. 549-65-1116; SAID 0.0532 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

BEGINNING at (X=3,128,458.35, Y=13,852,325.88) a point at the intersection of the existing south right-of-way line of Quitman Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) and the existing east right-of-way line of Stevens Street (60 feet wide per Volume Z, Page 299, H.C.D.R.) for the northwest corner of said Lot 6, the northwest corner of said Benito Armas tract, and the northwest corner of the herein described tract;

THENCE North 87 deg. 42 min. 30 sec. East, along the existing south right-of-way line of Quitman Street, the north line of said Lot 6, and the north boundary line of said Benito Armas tract, a distance of 136.00 feet to a 3/8 inch iron rod with cap set in the proposed south right-of-way line of Quitman Street for the northwest corner of a certain tract of land described in deed dated December 28, 2006 to Chan & Mayad Investments, LLC, recorded in H.C.C.F. No. 20070069407, F.C. No. RP 038-94-1559, the northwest corner of Lot 12 of said Block 23, the northeast corner of said Benito Armas tract, and the northeast corner of the herein described tract;

THENCE South 73 deg. 38 min. 10 sec. West, along the proposed south right-of-way line of Quitman Street, a distance of 140.21 feet to a 3/8 inch iron rod with cap set in the existing east right-of-way line of Stevens Street, the west line of said Lot 6, and the west boundary line of said Benito Armas tract for the southwest corner of the herein described tract;

THENCE North 02 deg. 17 min. 30 sec. West, along the existing east right-of-way line of Stevens Street, the west line of said Lot 6, and the west boundary line of said Benito Armas tract, a distance of 34.09 feet to the POINT OF BEGINNING and containing 0.0532 acre (2,318 square feet) of land.

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

June 4, 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.

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

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 171 Description.docx

S.M. HARRIS SURVEY
ABSTRACT NO. 327

QUITMAN STREET

(60' R.O.W. PER VOL. Z,
PG. 299, H.C.D.R.)

P.O.B.
PARCEL 171
X=3,128.458.35
Y=13,852,325.88

PP

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LEGEND / ABBREVIATIONS

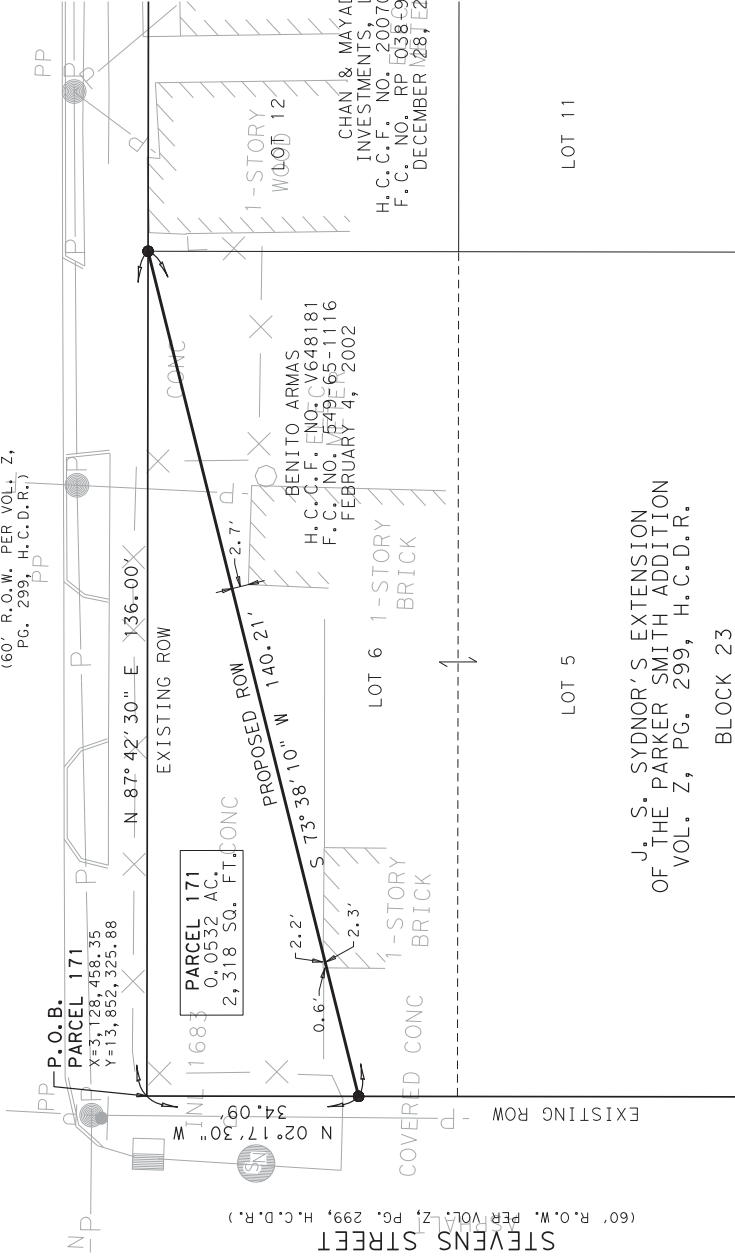
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.T.P. = PINCHED TOP PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- F.C. = FILM CODE
- (C.M.) = CONTROL MONUMENT
- R.O.W. = 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

CHAN & MAYAD INVESTMENTS, LLC
H.C.C.F. NO. 20070069407
F.C. NO. RP 038-94-1559
DECEMBER 28, 2006



J. S. SYDNOR'S EXTENSION
OF THE PARKER SMITH ADDITION
VOL. Z, PG. 299, H.C.D.R.

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.

EXISTING	TAKING	REMAINING
0.9366	0.0532 AC.	0.8834
40,800	2,318 S.F.	38,482

QUITMAN STREET
PARCEL 171
BENITO ARMAS

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-0018.24

FIELD NOTES FOR 0.2466 ACRE (10,744 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.2466 ACRE OF LAND BEING PART OF BLOCK 28 OF THE ROYALL EXTENSION OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME 29, PAGE 437 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.2466 ACRE OF LAND ALSO BEING PART OF THE QUITMAN STREET AND CARR STREET RIGHTS-OF-WAY, SAID 0.2466 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED JANUARY 25, 1882 FROM PRISCILLA L. ROYALL TO INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY (NOW UNION PACIFIC RAILROAD COMPANY), RECORDED IN VOLUME 23, PAGE 721, H.C.D.R.; SAID 0.2466 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a 3/4 inch iron rod (City of Houston Reference Rod No. 136) found at the intersection of the City of Houston Reference line along Carr Street (60 feet wide per Volume Y, Page 518 and Volume 29, Page 437, H.C.D.R.) and the existing centerline of Campbell Street (60 feet wide per Volume 29, Page 437, H.C.D.R.); said City of Houston Reference line being 8.00 feet east of the existing centerline of said Carr Street;

THENCE North 02 deg. 23 min. 47 sec. West, along said City of Houston Reference line being 8.00 feet east of and parallel with the existing centerline of said Carr Street, a distance of 329.95 feet to a point;

THENCE South 87 deg. 36 min. 13 sec. West, along a line perpendicular to said City of Houston Reference line, a distance of 0.92 feet to a point for the southeast corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, said point also being the southeast corner and the POINT OF BEGINNING (X=3,128,112.89, Y=13,852,317.59) of the herein described tract;

THENCE South 87 deg. 37 min. 31 sec. West, along the south boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, at a distance of 37.08 feet passing a point at the intersection of the existing south right-of-way line of Quitman Street (width varies per Volume 695, Page 424, Volume 719, Page 457 and Volume 2090, Page 701, H.C.D.R.) and the existing west right-of-way line of Carr Street for the northeast corner of a certain tract of land described in deed dated May 11, 1894 to International & Great Northern Railroad Company (now Union Pacific Railroad Company), recorded in Volume 82, Page 507, H.C.D.R. and the northeast corner of Block 25 of said Royall Extension of Chapman's Second Addition, at a distance of 75.64 feet passing a point for the northeast corner of a certain tract of land described as Parcel 36 in deed dated July 26, 2002 to County of Harris, recorded in Harris County Clerk's File (H.C.C.F.) No. W099153, Film Code (F.C.) No. 556-84-2133, at a distance of 91.02 feet passing a point for the northwest corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, recorded in Volume 82, Page 507, H.C.D.R., continuing for a total distance of 101.14 feet to a point in a curve to the left for the southwest corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract and the southwest corner of the herein described tract;

THENCE in a northwesterly direction, along the west boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, with said curve to the left, having a radius of 2,556.06 feet, at an arc length of 60.83 feet passing a point in the existing north right-of-way line of Quitman Street and the south boundary line of a certain tract of land described in deed dated October 1, 2018 to Hartman SPE, LLC, recorded in H.C.C.F. No. RP-2018-451226, continuing for a total arc length of 107.92 feet, and a central angle of 02 deg. 25 min. 09 sec., and a chord which bears North 12 deg. 21 min. 27 sec. West, 107.52 feet to a 3/8 inch iron rod with cap set in the proposed north right-of-way line of Quitman Street for the northwest corner of the herein described tract;

THENCE North 88 deg. 05 min. 32 sec. East, along the proposed north right-of-way line of Quitman Street, at a distance of 20.42 feet passing a point in the east boundary line of said Hartman SPE, LLC tract, at a distance of 82.73 feet passing a 3/8 inch iron rod with cap set in the existing west right-of-way line of Carr Street (width varies per Volume 29, Page 437, Volume 708, Page 217 and Volume 883, Page 660, H.C.D.R.) and the east line of said Block 28, continuing for a total distance of 102.03 feet to a point in a curve to the right and in the east boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract for the northeast corner of the herein described tract;

THENCE in a southeasterly direction, along the east boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, with said curve to the right, having a radius of 2,656.06 feet, an arc length of 106.95 feet, and a central angle of 02 deg. 18 min. 26 sec., and a chord which bears South 11 deg. 58 min. 08 sec. East, 106.95 feet to the POINT OF BEGINNING and containing 0.2466 acre (10,744 square feet) of land, of which 0.1641 acre (7,149 square feet) lies within the existing rights-of-way of Quitman Street and Carr Street, leaving a net area of 0.0825 acre (3,595 square feet) of land.

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

June 4, 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.

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

Landtech Project No. 0810018.24
S:\2008\0820018\24\Survey\Descriptions\Parcel 172 Description.docx

MATCH LINE SEE SHEET 2 OF 2

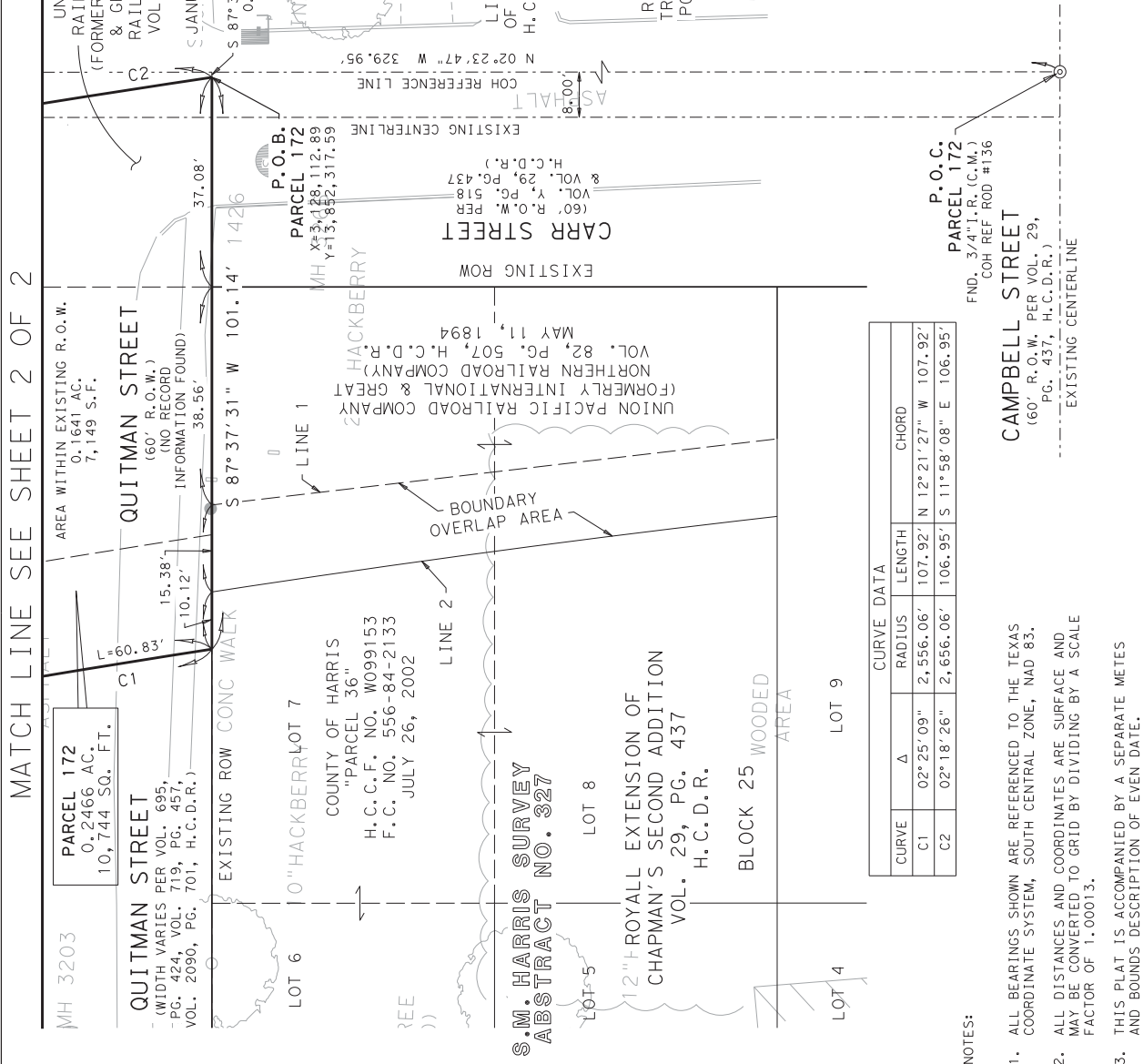
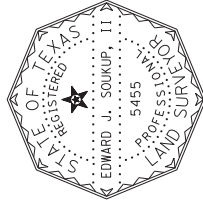
LEGEND / ABBREVIATIONS

- 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.

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



CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
C1	02°25'09"	2,556.06'	107.92'
C2	02°18'26"	2,656.06'	106.95'

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.

EXISTING	TAKING	REMAINING
0.3535	0.2466 AC.	0.1069
15,399	10,744 S.F.	4,655
AREA WITHIN EXISTING R.O.W.		NET AREA
0.1641 AC.	0.0825 AC.	
7,149 S.F.	3,595 S.F.	

QUITMAN STREET
PARCEL 172
UNION PACIFIC RAILROAD COMPANY

LANDTECH, INC.
Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
TBPELS Firm No. 10019100
Tel. (713) 861-7088 Fax (713) 861-4131

DATE: JUNE 4, 2021
SCALE: 1" = 20'
PROJECT NO.: 08-2-001824
SHEET 1 OF 2

FIELD NOTES FOR 0.1078 ACRE (4,694 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.1078 ACRE OF LAND BEING PART OF LOTS 7 & 8, BLOCK 25 OF THE ROYALL EXTENSION OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME 29, PAGE 437 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.1078 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED MAY 11, 1894 FROM REUBEN WRIGHT TO INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY (NOW UNION PACIFIC RAILROAD COMPANY), RECORDED IN VOLUME 82, PAGE 507, H.C.D.R.; SAID 0.1078 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

COMMENCING at a 3/4 inch iron rod (City of Houston Reference Rod No. 136) found at the intersection of the City of Houston Reference line along Carr Street (60 feet wide per Volume Y, Page 518 and Volume 29, Page 437, H.C.D.R.) and the existing centerline of Campbell Street (60 feet wide per Volume 29, Page 437, H.C.D.R.); said City of Houston Reference line being 8.00 feet east of the existing centerline of said Carr Street;

THENCE North 02 deg. 23 min. 47 sec. West, along said City of Houston Reference line being 8.00 feet east of and parallel with the existing centerline of said Carr Street, a distance of 229.96 feet to a point;

THENCE South 87 deg. 36 min. 13 sec. West, along a line perpendicular to said City of Houston Reference line, a distance of 38.00 feet to a 3/8 inch iron rod with cap set in the existing west right-of-way line of Carr Street for the northeast corner of Lot 9 of said Block 25, the southeast corner of said Lot 8, and the southeast corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, said point also being in the proposed south right-of-way line of Quitman Street for the southeast corner and the POINT OF BEGINNING (X=3,128,080.02, Y=13,852,216.14) of the herein described tract;

THENCE South 87 deg. 37 min. 31 sec. West, along the proposed south right-of-way line of Quitman Street, the north line of said Lot 9, the south line of said Lot 8, the south boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, at a distance of 26.89 feet passing a point for the southeast corner of a certain tract of land described as Parcel 36 in deed dated July 26, 2002 to County of Harris, recorded in Harris County Clerk's File (H.C.C.F.) No. W099153, Film Code (F.C.) No. 556-84-2133, continuing for a total distance of 40.61 feet to a 3/8 inch iron rod with cap set in a curve to the left for the southwest corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract and the southwest corner of the herein described tract;

THENCE in a northwesterly direction, along the west boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, with said curve to the left, having a radius of 2,566.06 feet, an arc length of 100.90 feet, and a central angle of 02 deg. 15 min. 10 sec., and a chord which bears North 09 deg. 59 min. 14 sec. West, 100.89 feet to a point in the existing south right-of-way line of Quitman Street (width varies per Volume 695, Page 424, Volume 719, Page 457 and Volume 2090, Page 701, H.C.D.R.), the south boundary line of a certain tract of land described in deed dated January 25, 1882 to International & Great Northern Railroad Company (now Union Pacific Railroad Company), recorded in Volume 23, Page 721, H.C.D.R., and the north line of said Lot 7 for the northwest corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, recorded in Volume 82, Page 507, H.C.D.R. and the northwest corner of the herein described tract;

THENCE North 87 deg. 37 min. 31 sec. East, along the existing south right-of-way line of Quitman Street, the south boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, recorded in Volume 23, Page 721, H.C.D.R., the north line of said Lot 7, and the north boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, recorded in Volume 82, Page 507, H.C.D.R., at a distance of 15.38 feet passing a point for the northeast corner of said Parcel 36, continuing for a total distance of 53.94 feet to a point at the intersection of the existing south right-of-way line of Quitman Street and the existing west right-of-way line of Carr Street for the northeast corner of said Lot 7, the northeast corner of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, recorded in Volume 82, Page 507, H.C.D.R., and the northeast corner of the herein described tract;

THENCE South 02 deg. 23 min. 47 sec. East, along the existing west right-of-way line of Carr Street, the east line of said Lots 7 & 8, and the east boundary line of said International & Great Northern Railroad Company (now Union Pacific Railroad Company) tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.1078 acre (4,694 square feet) of land.

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

June 4, 2021
Landtech, Inc.

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

Landtech Project No. 0810018.24
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