

Metes and Bounds Description
(89,003 Square Feet)

Being a tract of land containing 89,003 square feet or 2.0432 acres situated partially in the T.T.R.R. Survey, Abstract No. 1006 and in the H.T. and B. R.R. Survey, Abstract No. 1372 in Harris County, Texas. Said 89,003-square foot tract being conveyed unto the City of Houston by deed recorded under Harris County Clerk's File No. K467550 of the Official Public Records for Real Property in said Harris County, Texas. Said 89,003-square foot tract being more particularly described by metes and bounds as follows; all coordinates and bearings recited herein are referenced to the Texas Coordinate System of 1983, South central Zone NAD83 Datum:

BEGINNING at a 5/8-inch iron rod found for the east cutback corner of the intersection of the south right-of-way line of a public road known as Bellaire Boulevard (100 feet wide) with the east right-of-way line of a public road known as Winkleman Road (60 feet wide). Said POINT OF BEGINNING also being the most northerly northwest corner of said tract herein described and having grid coordinate values, North (Y) = 13,817,700.81 and East (X) = 3,031,094.48; Scale Factor = 0.999883;

THENCE North 69°07'01" East with the south right-of-way line of said Bellaire Boulevard, a distance of 265.42 feet to a point for the northeast corner of said tract herein described. Said point also being the northwest corner of a 34,260-square foot tract conveyed unto Basit Enterprises, Inc. by deed recorded under Harris County Clerk's File No. 20090344278 of the Official Public Records for Real Property in said Harris County, Texas. Said point being referenced by a 5/8-inch iron rod found South 48°53' East, a distance of 0.8 feet;

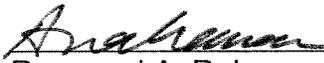
THENCE South 23°25'41" East with the west line of said 34,260-square foot tract, a distance of 300.30 feet to a point in an 18-inch tall tree for the southwest corner of said 34,260-square foot tract and the southeast corner of said tract herein described. Said point located in the north line of Mission Bend Section Seven Subdivision, a subdivision according to the plat thereof recorded in Volume 242, Page 74 of the Harris County Map Records in said Harris County, Texas;

THENCE South 69°07'01" West with the north line of said Mission Bend Section Seven Subdivision, at a distance of 194.99 feet passing a 1/2-inch iron rod found for the northeast corner of Lot 45 and the northwest corner of Lot 46, respectively out of Block 3 in said Mission Bend Section Seven Subdivision, and continuing for a total distance of 333.42 feet to a point for the southwest corner of said tract herein described. Said point also being the northwest corner of Lot 1 in said Block 3 and being referenced by a 1/2-inch iron rod found South 34°54' West, a distance of 0.4 feet, located in the east right-of-way line of said Winkleman Road in a curve to the left;

THENCE in a northerly direction with the east right-of-way line of said Winkleman Road, along said curve to the left, having a central angle of $16^{\circ}22'28''$, radius of 1,030.00 feet, chord distance of 293.36 feet, chord bearing of North $12^{\circ}08'11''$ West for an arc length of 294.36 feet to a point for the south cutback corner of the intersection of the east right-of-way line of said Winkleman Road with the south right-of-way line of said Bellaire Boulevard. Said point also being the most southerly northwest corner of said tract herein described, and being referenced by a 5/8-inch iron rod found South $30^{\circ}28'$ West, a distance of 0.5 feet;

THENCE North $24^{\circ}06'59''$ East with the cutback line of the intersection of the east right-of-way line of said Winkleman Road with the south right-of-way line of said Bellaire Boulevard, a distance of 14.21 feet to the POINT OF BEGINNING and containing 89,003 square feet or 2.0432 acres of land.

A parcel map of even date was prepared in conjunction with this property description.


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Checked: 

Date: 10/30/2012

Approved: 