

**METES AND BOUNDS DESCRIPTION
0.2328 ACRES IN THE SOLOMON JACOBS
SURVEY, ABSTRACT No. 487
HARRIS COUNTY, TEXAS**

PROPERTY DESCRIPTION of 0.2328 acres (approximately 10,140 square feet) of land in and part of the J. Wells Survey, Abstract No. 832, Harris County, Texas. Said 0.233 acre tract of land being out of and a part of a tract of land conveyed by deed from Heddenberg and Vedder to William Burgess by deed dated January 3, 1840, of record in Volume E, Page 381, Harris County Deed Records (H. C. D. R.), Harris County, Texas and also being all of a called 5,100 square foot tract of land described as Lot 10 of Block 187, South Side Buffalo Bayou (S. S. B. B.), conveyed from Claw Oil Company to the City of Houston by deed dated January 11, 1974, of record under Harris County Clerk's File # (H. C. C. F. #) E084930, Film Code # (F. C. #) 174-31-0243, Official Public Records of Real Property (O. P. R. R. P.) Harris County, Texas, and also being all of Lot 9, Block 187, as described by the aforesaid deed from Heddenberg and Vedder to Burgess and also being that tract of land conveyed by deed dated July 05, 1899 from J. W. Sam to the City of Houston, of record under Volume 113, Page 423, H. C. D. R., Harris County, Texas. Said 0.2328 acre tract of land being more particularly described by the metes and bounds as follows:

COMMENCING at the intersection of the City of Houston Reference Line of Chartres Street (originally 80 feet wide) and the City of Houston Reference Line of Franklin Avenue (80 feet wide), said point having grid coordinates of N: 13,841,154.97, E: 3,125,918.81 (see Notes next page);

THENCE, South 57° 08' 24" East, with the said Franklin Avenue Reference Line, being parallel to and 10 feet northerly of the centerline of said Franklin Avenue, a distance of 140.00 feet;

THENCE, South 32° 51' 36" West, perpendicular to the centerline of said Franklin Avenue, a distance of 50.00 feet to a point on the southwesterly right-of-way line of said Franklin Avenue, marking the common northerly corner of said Lots 10 and 11, Block 187 and the **POINT OF BEGINNING** of the herein described tract, from which a 1-inch Iron Pipe bears North 60° 58' 59" East a distance of 5.52 feet, said point having grid coordinates of N: 13,841,037.04, E: 3,126,009.27;

THENCE, South 32° 52' 00" West, with the common boundary line of said Lots 10 and 11, passing at a distance of 50.70 feet the common easterly corner of said Lots 10 and 9 of Block 187 and continuing for a total distance of 101.40 feet to an "X" cut marking the common easterly corner of said Lot 9 and Lot 8, Block 187 and the southernmost corner of the herein described tract;

THENCE, North 57° 08' 24" West, with the common boundary line of said Lots 8 and 9, a distance of 100.00 feet to a point on the southeasterly right-of-way line of Chartres Street (originally 80 foot wide), for the common westerly corner of said Lots 8 and 9, from which a found 5/8-inch iron rod bears North 58° 56' 35" East a distance of 6.03 feet;

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JOB NO.	
DWG NO.	11208R

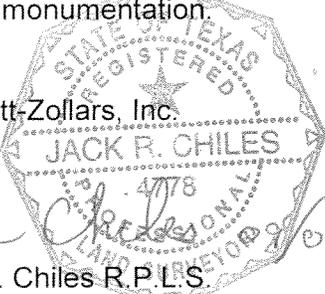
THENCE, North 32° 52' 00" East, with the southeasterly right-of-way line of said Chartres Street, parallel to and 40 feet southeasterly of the Chartres Street Reference Line, passing at a distance of 50.70' the intersection of the common line of the aforesaid Lots 9 and 10 and continuing for a total distance of 101.40 feet to a point for the intersection of the southeasterly right-of-way line of said Chartres Street and the southwesterly right-of-way line of said Franklin Avenue, from which a found chiseled "X" bears North 30° 55' 31" East a distance of 5.34 feet;

THENCE, South 57° 08' 24" East, with the southwesterly right-of-way line of said Franklin Avenue, parallel to and 50 feet southwesterly of the said Franklin Avenue Reference Line and the northerly boundary line of said Lot 10, a distance of 100.00 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.2328 acres (approximately 10,140 square feet) of land;

Notes:

1. All coordinates listed herein are expressed in units of U. S. Survey feet.
2. All coordinates listed herein are expressed as grid coordinates referenced to and a part of the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), CORS '86, Epoch 2002.00.
3. All bearings shown herein are referenced to and based upon grid north as defined by the Texas Coordinate System, South Central Zone, NAD 83, CORS '86, Epoch 2002.00.
4. All coordinates as shown herein were derived from GPS observations conducted during August of 2014.
5. The current National Spatial Reference System metadata is as follows: NAD 83, CORS 1986, Epoch 2002.00
6. All distances shown herein have been converted to "surface" distances and may be converted to grid by applying a combined factor of 0.999891800.
7. This metes and bounds description was prepared in conjunction with a plat of even date.
8. Square footage totals shown herein are based on mathematical closures and do not necessarily represent the positional accuracy of the existing boundary monumentation.

By: Huitt-Zollars, Inc.


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CHECKED: *[Signature]*
DATE: 9/19/2014
APPROVED: *[Signature]*