

**City of Houston**  
**5.033 Acres of Land Out of and**  
**A Part of the John Brown Survey,**  
**Abstract Number 8, Harris County, Texas**  
**Parcel No. SY14-127**

**PROPERTY DESCRIPTION** of 5.033 acres (approximately 219,238 square feet) of land out of and a part of the John Brown Survey, Abstract # 8, Harris County, Texas, also being out of and a part of a called 7.06 acre parcel of land conveyed from C. J. McCarty to Eleanor C. Reid by deed dated September 17, 1923, of record in Volume 548, Page 353 Harris County Deed Records (H. C. D. R.), Harris County, Texas and also all of that called 5.03233 acre parcel of land conveyed from G. C. B. S., Inc. to the City of Houston by deed dated March 17, 1986, of record under Harris County Clerk's File Number (H. C. C. F. #) K473773, Film Code Number (F. C. #) 042-75-2263, Official Public Records of Real Property (O. P. R. R. P.), Harris County, Texas. Said parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1¼-inch iron pipe found marking the intersection of the easterly right-of-way line of Dorsett (formerly Industrial) Street (60-foot wide) conveyed from J. M. McCarty to Harris County by deed dated June 1, 1908, of record in Volume 218, Page 392, H. C. D. R., Harris County, Texas and the southerly right-of-way line of Lyons Street (80 feet wide). Said 1¼-inch iron pipe having grid coordinates of N = 13,848,645.30 and E = 3,146,054.13

**THENCE** South 02° 54' 59" East, a distance of 428.43 feet to a point;

**THENCE** South 87° 03' 33" West a distance of 60.00 feet to a point on the westerly right-of-way line of Dorsett Street for the northeast corner of a called 5.03233 acre parcel of land conveyed by deed dated March 17, 1986 from G. C. B. S., Inc. to the City of Houston, of record under H. C. C. F. # K473773, F. C. # 042-75-2263, O. P. R. R. P., Harris County, Texas, the herein described parcel and the **POINT OF BEGINNING**, said point having grid coordinates of N = 13,848,214.39 and E = 3,146,016.01, from which a found 5/8-inch iron rod bears North 70° 00' 21" East, 0.49 feet;

**THENCE** South 2° 54' 59" East with the westerly right-of-way line of Dorsett Street a distance of 615.66 feet (called 615.90) to a found 2-inch iron pipe marking the southeasterly corner of said called 5.03233 acre parcel, the northeasterly corner of a called 5.03 acre parcel of land conveyed by deed dated August 1, 1945 from Emily McCarty Kehoe to George W. Cleveland, Jr., of record in Volume 1385, Page 544, Harris County Deed Records, Harris County, Texas and the herein described parcel;

**THENCE** South 86° 44' 27" West with the southerly boundary line of said called 5.03233 acre parcel a distance of 520.94 feet to a 5/8-inch iron rod with cap set marking the southwesterly corner of said called 5.03233 acre parcel, said corner being on the easterly boundary line of a called 11.59 acre parcel of land conveyed by deed dated May 20, 1910 from C. J. McCarty to Houston Belt And Terminal Railway Company, of record in Volume 252, Page 305, Harris County Deed Records, Harris County, Texas and also marking the southwesterly corner of the herein described parcel;

PARCEL NO.	SY14-127
JOB NO.	
DWG NO.	52356

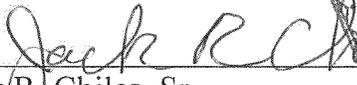
City of Houston  
5.033 Acres of Land Out of and  
A Part of the John Brown Survey,  
Abstract Number 8, Harris County, Texas  
Parcel No. SY14-127

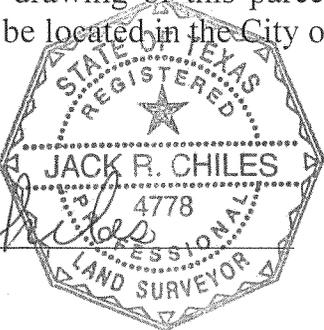
**THENCE** with the easterly boundary line of said called 11.59 acre parcel, said boundary line being in a curve to the left, said curve having a radius of 2,038.59 feet, an internal angle of 19° 16' 22", a long chord that bears North 22° 03' 33" East, 682.50 feet, said arc distance being 685.73 feet (called 683.71 feet) to an "X" cut in the concrete at the base of a corner fence post marking the northwest corner of said called 5.03233 acre parcel, the residue of the aforementioned 7.06 acre parcel and the herein described parcel, from which a found ½-inch iron rod bears South 10° 13' 36" West, 1.95 feet;

**THENCE** North 87° 03' 33" East with the northerly boundary line of said called 5.03233 acre parcel and the said residue of the called 7.06 acre parcel a distance of 232.76 feet (called 223.63 feet) to the **POINT OF BEGINNING**, containing 5.033 acres (approximately 219,238 square feet) of land.

**NOTES:**

1. All coordinates listed herein are expressed in units of U. S. Survey feet. All coordinates listed herein are grid coordinates. All distances shown hereIn are "surface distances". All bearings shown herein are referenced to Grid North as computed by the Texas Coordinate System of 1983, South Central Zone. All coordinates listed herein were derived through GPS observations conducted during the month of April, 2014. The operating NSRS metadata for these observations includes the following: NAD '83 (2011), CORS 96, Epoch 2010.00. To convert coordinates from grid to "surface", apply a scale factor of 0.999894931091.
2. Square footage totals shown herein are based on mathematical closures and do not necessarily represent the positional accuracy of the existing boundary monumentation.
3. A corresponding drawing of this parcel was prepared with this set of metes and bounds, which same may be located in the City of Houston Survey Section Files.

  
Jack R. Chiles, Sr.  
R. P. L. S. # 4778



PARCEL NO.	<u>SY14-127</u>
JOB NO.	_____
DWG NO.	<u>52356</u>

Compiled by 

Date 6/16/14

Checked by 

Approved 

**City of Houston**  
**14.357 Acres of Land Out of and**  
**A Part of the John Brown Survey,**  
**Abstract Number 8, Harris County, Texas**  
**Parcel No. SY14-128**

**PROPERTY DESCRIPTION** of 14.357 acres (approximately 625,371 square feet) of land out of and a part of the John Brown Survey, Abstract # 8, Harris County, Texas, also being out of and a part of a called 36.517 acre tract of land conveyed from the Estate of C. J. McCarty to Oilfield Salvage Co. by deed dated February 10, 1945, of record in Volume 1367, Page 75, Harris County Deed Records (H. C. D. R.), Harris County, Texas and also being the residue of a called 16.6450 acre parcel of land conveyed from Cactus Pipe & Supply Co., Inc. to the City of Houston by deed dated May 9, 1986, of record under Harris County Clerk's File Number (H. C. C. F. #) K583173, Film Code Number (F. C. #) 049-68-2182, Official Public Records of Real Property (O. P. R. R. P.), Harris County, Texas. Said parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1¼-inch iron pipe found marking the northwesterly corner of said called 36.517 acre parcel of land, said 1¼-inch iron pipe also being the northwesterly corner of said called 16.6450 acre tract and is at the intersection of the easterly right-of-way line of Dorsett (formerly Industrial) Street (60-feet wide) conveyed from J. M. McCarty to Harris County by deed dated June 1, 1908, of record in Volume 218, Page 392, H. C. D. R., Harris County, Texas and the southerly right-of-way line of Lyons Street (80 feet wide). Said 1¼-inch iron pipe also being the northwesterly corner of a called 1.7051 acre parcel of land conveyed from the City of Houston to Top Properties, Inc., by deed dated June 22, 1995, of record under H. C. C. F. # R536175, F. C # 505-10-0510, O. P. R. R. P., Harris County, Texas. Said 1¼-inch iron pipe having grid coordinates of N = 13,848,645.30 and E = 3,146,054.13;

**THENCE** South 02° 54' 59" East with the easterly right-of-way line of said Dorsett Street, a distance of 328.43 feet to a point for the northwesterly corner of a called 1.082 acre easement conveyed by deed dated September 28, 1949, from Oilfield Salvage Co., Inc. to Houston Lighting and Power Company, of record in Volume 2032, Page 329, H. C. D. R., Harris County, Texas, the southwesterly corner of said called 1.7051 acre parcel, the northwesterly corner of the herein described parcel and the **POINT OF BEGINNING**, said point having grid coordinates of N = 13,848,317.33 and E = 3,146,070.83.

**THENCE** North 87° 03' 33" East with the southerly boundary line of said called 1.7051 acre tract, passing at a distance of 0.33 feet a 1-inch iron pipe found on line and passing at a distance of 226.56 feet (called 226.77 feet) a ¾-inch iron pipe found marking the southeasterly corner of said 1.7501 acre parcel and also marking the southwesterly corner of a called 74,368 square foot parcel of land conveyed by deed dated February 26, 1982 from Geo International Corporation to Cactus Pipe and Supply Co., of record under H. C. C. F. # H948556, O. P. R. R. P., Harris County, Texas and continuing for a total distance of 465.03 feet to a 5/8 inch iron rod found marking the southeasterly corner of said called 74,368 square foot parcel, a northeasterly corner of said called 16.6450 acre parcel and a northeasterly corner of the herein described parcel, said 5/8-inch iron rod also being on the westerly boundary line of a called 5 acre tract conveyed by deed dated June 28, 1948, from Oilfield Salvage Company to G. W. Hunt and recorded in Volume 1791, Page 319, H. C. D. R., Harris County, Texas;

PARCEL NO.	514-128
JOB NO.	
DWG NO.	52356

**City of Houston**  
**14.357 Acres of Land Out of and**  
**A Part of the John Brown Survey,**  
**Abstract Number 8, Harris County, Texas**  
**Parcel No. SY14-128**

**THENCE** South 2° 50' 30" East with the westerly boundary line of the said called 5 acre parcel, passing the southwesterly corner of same at a distance of 71.16 feet, said southwesterly corner also being the northwesterly corner of a called 0.364 acre parcel of land conveyed by deed dated September 28, 1949 from Oil Field Salvage Company to Houston Lighting and Power Company, of record in Volume 2032, Page 329 of the H. C. D. R., Harris County, Texas and continuing for a total distance of 100.02 feet to a 5/8-inch iron rod found marking the southwesterly corner of said called 0.364 acre parcel, said 5/8-inch iron rod also being an interior northeasterly corner of said called 16.6450 acre parcel and the herein described parcel;

**THENCE** North 86° 56' 32" East with the southerly boundary line of said called 0.364 acre tract and the herein described parcel a distance of 87.87 feet to a 5/8-inch iron rod found marking a northeasterly corner of said called 16.645 acre parcel and a northeasterly corner of the herein described parcel;

**THENCE** South 2° 50' 34" East with the easterly boundary line of said called 16.6450 acre parcel, passing the northwesterly corner of a parcel of land conveyed by deed dated September 25, 1946, from Oilfield Salvage Co. to M. A. Rutis, of record in Volume 1506, Page 006, H. C. D. R., Harris County, Texas, from which a 5/8-inch iron rod bears South 87° 09' 26" West, 0.36 feet and continuing for a total distance of 1,134.58 feet to a 5/8-inch iron rod with cap set marking the southeasterly corner of the herein described parcel, from which a 1/2-inch galvanized iron pipe bears South 2° 50' 34" East, 10.12 feet, said iron rod w/cap being at a perpendicular distance of 10.00 feet from the existing northeasterly right-of-way line of Market Street (60.00 feet width);

**THENCE** North 84° 06' 32" West parallel to and 10.00 feet from the existing northeasterly right-of-way line of Market Street for a distance of 403.24 feet to a 5/8-inch iron rod with cap set marking the southernmost southwesterly corner of the herein described parcel;

**THENCE** North 4° 28' 40" East, parallel to and one (1) foot easterly of an existing chain link fence a distance of 158.56 feet to a 5/8-inch iron rod with cap set marking an interior corner of the herein described parcel;

**THENCE** South 86° 49' 05" West, parallel to and one (1) foot northerly of an existing chain link fence passing a found two (2)-inch iron pipe on line at a distance of 172.65 feet and continuing for a total distance of 173.23 feet to a 5/8-inch iron rod with cap set on the easterly right-of-way line of the aforementioned Dorsett Street and marking the westernmost southwesterly corner of the herein describe parcel;

**THENCE** North 2° 54' 59" West with the easterly right-of-way line of said Dorsett Street a distance of 1,015.98 feet to the **POINT OF BEGINNING**, containing 14.357 acres (approximately 625,371 square feet) of land.

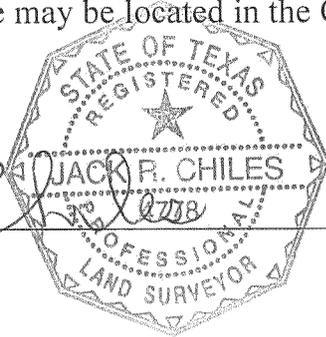
**NOTES:**

PARCEL NO.	5719-128
JOB NO.	
DWG NO.	53256

City of Houston  
14.357 Acres of Land Out of and  
A Part of the John Brown Survey,  
Abstract Number 8, Harris County, Texas  
Parcel No. SY14-128

1. All coordinates listed herein are expressed in units of U. S. Survey feet. All coordinates listed herein are grid coordinates. All distances shown herein are "surface" distances. All bearings shown herein are referenced to the Grid North that is employed by the Texas Coordinate System of 1983, South Central Zone. All coordinates listed herein were derived through GPS observations conducted during the month of April, 2014. The operating NSRS metadata for these observations includes the following: NAD '83 (2011), CORS 96, Epoch 2010.00. To convert coordinates from grid to "surface", apply a scale factor of 0.999894931091. All coordinates listed herein are expressed in units of U. S. Survey feet.
2. Square footage totals shown herein are based on mathematical closures and do not necessarily represent the positional accuracy of the existing boundary monumentation.
3. A corresponding drawing of this parcel was prepared with this set of metes and bounds, which same may be located in the City of Houston Survey Section Files.

  
\_\_\_\_\_  
Jack R. Chiles, Sr.  
R. P. L. S. # 4778



PARCEL NO.	<u>SY14-128</u>
JOB NO.	_____
DWG NO.	<u>52356</u>

Compiled by 

Date 6/16/14

Checked by 

Approved 