

October 11, 2017
Job No. 2164-1501

10' WATERLINE EASEMENT
METES AND BOUNDS DESCRIPTION
1,300 SQUARE FEET OF LAND
IN THE TALCOTT PATCHING SURVEY, ABSTRACT NO. 619
HARRIS COUNTY, TEXAS

A 1,300 square feet tract, located in the Talcott Patching Survey, Abstract No. 619, Harris County, Texas, out of the 130' Fee Strip to City of Houston West Canal recorded under Volume 1559, Page 1 of the Deed Records of Harris County, Texas, and more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2011 adjustment):

COMMENCING at a 5/8" iron rod found for the north corner of said 130' Fee Strip, common to the east corner of that certain called 11.3915 acre tract described in the deed to Uvalde Realty Partners, LLC recorded under File Numbers RP-2016-22180, RP-2016-22182, RP-2016-22183, and RP-2016-22184, of the Official Public Records of Real Property of Harris County, Texas, same being in the southwest right-of-way line of Beltway 8, from which a 5/8" iron rod with cap stamped "ATKINSON" found for a point of curvature in said right-of-way bears North 42° 16' 34" West – 365.61'; THENCE South 16° 11' 59" West – 332.62', along the west line of said 130' Fee Strip, common to the east line of said 11.3915 acre tract, to the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 73° 54' 26" East – 130.00' to the west line of that 60' Fee Strip to United Gas Pipeline recorded under Volume 2472, Page 561 of the Deed Records of Harris County, Texas, common to the northeast corner of the herein described tract;

THENCE South 16° 11' 59" West – 10.00' along the west line of said 60' Fee Strip, to the southeast corner of the herein described tract;

THENCE North 73° 54' 26" West – 130.00' to the southwest corner of the herein described tract, in the west line of aforesaid 130' Fee Strip, common to the east line of aforesaid 11.3915 acre tract;

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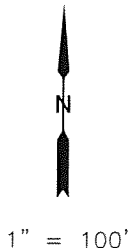
THENCE North 16° 11' 59" East – 10.00' along said common line to the **POINT OF BEGINNING** of the herein described tract and containing 1,300 square feet of land.

Heather L. Sides 10-12-17

Heather L. Sides, RPLS, CFedS, PLS
Registered Professional Land Surveyor
Texas Registration No. 5997



LJA Engineering, Inc.



FND. 5/8" I.R. "ATKINSON" CAP

BELTWAY 8
(R.O.W. VARIES)

N 42°16'34" W 365.61'

LEGEND

H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
I.R.	IRON ROD

CALLED 11.3915 ACRES
UVALDE REALTY PARTNERS, LLC
FILE NO. RP-2016-22180 (25%)
FILE NO. RP-2016-22182 (8 1/3%)
FILE NO. RP-2016-22183 (58 1/3%)
FILE NO. RP-2016-22184 (8 1/3%)
H.C.O.P.R.R.P.

P.O.C.
FND. 5/8" I.R.

S 16°11'59" W 332.62'
CITY OF HOUSTON
WEST CANAL
130' FEE STRIP
VOL. 1559, PG. 1
H.C.D.R.

P.O.B.

UNITED GAS PIPELINE
60' FEE STRIP
VOL. 2472, PG. 561
H.C.D.R.

10' WATERLINE EASEMENT
1,300 SQUARE FEET

RESIDUE OF
CALLED 19.5459 ACRES
JD2 PROPERTIES, L.L.C.
FILE NO. V433835 (50%)
H.C.O.P.R.R.P.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°54'26" E	130.00'
L2	S 16°11'59" W	10.00'
L3	N 73°54'26" W	130.00'
L4	N 16°11'59" E	10.00'

NOTES:

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 2011 ADJUSTMENT
- 2) CORNER MONUMENTS NOT SET AT CLIENT'S REQUEST.

HEATHER L. SIDES RPLS, PLS, CFEDS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997



EXHIBIT OF **1,300 SQUARE FEET** **10' WATERLINE EASEMENT** **IN THE** **TALCOTT PATCHING SURVEY, A-619** **HARRIS COUNTY, TEXAS**

OCTOBER 2017 JOB NO. 2164-1501

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