

JAMES M. EWING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4892 TEXAS FIRM No. 10106902

Metes and Bounds Description  
Of 107 Square Feet of Land  
Situated in the  
J. D. Owen Survey, Abstract No. 612  
Houston, Harris County, Texas

**BEING** a water line easement situated in the J. D. Owen Survey, Abstract No. 612, City of Houston, Harris County, Texas, said storm water quality maintenance easement being a portion of a 2.7465 acre tract of land (calculated) deeded to Meyer Properties as recorded in Clerk's File No. K282653 of the Official Public Records of Real Property, Harris County, Texas, said storm water quality maintenance easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "TEAM" found at the southeast corner of said 2.7465 acre tract of land, said 5/8 inch iron rod with cap stamped "TEAM" being the southwest corner of Lot 6, Block 18 of Willow Meadows Section 2 as recorded in Volume 49, Page 29 of the Map Records of Harris County, Texas, said 5/8 inch iron rod with cap stamped "TEAM" also being in the north line of a 15.809 acre tract of land (by deed) deeded to Houston Lighting and Power Company and being further described as a 150' wide Fee Strip as recorded in Volume 1206, Page 706 of the Deed Records of Harris County, Texas; **THENCE** South 87 degrees 27 minutes 10 seconds West, with the south line of said 2.7465 acre tract of land and with the north line of said 15.809 acre tract of land, a distance of 225.28 feet to the **POINT OF BEGINNING** of the herein described 107 square foot water line easement, from which a 5/8 inch iron rod with cap stamped "TEAM" found for the southwest corner of said 2.7465 acre tract of land bears South 87 degrees 27 minutes 10 seconds West, a distance of 24.86 feet, said 5/8 inch iron rod with cap stamped "TEAM" being in the north line of said 15.809 acre tract of land and being the southeast corner of a 0.4351 acre tract of land being described as "to be bought by Harris County for street widening purposes" as recorded in said Volume 49, Page 29 of said Map Records of Harris County, Texas;

**THENCE**, South 87 degrees 27 minutes 10 seconds West, a distance of 7.07 feet, along the north line of said 15.809 acre tract common with the south line of said 2.7465 acre tract, to a point for corner;

**THENCE**, North 47 degrees 32 minutes 50 seconds West, for a distance of 14.85 feet, to a point for angle corner;

**THENCE**, South 87 degrees 27 minutes 10 seconds West, for a distance of 3.04 feet, to a point for corner in the east line of said 0.4351 acre tract for the widening of South Post Oak Road;

**THENCE**, North 19 degrees 54 minutes 12 seconds East, with said the east line of said 0.4351 acre tract, for a distance of 5.41 feet, to a point for corner;

**THENCE**, North 87 degrees 27 minutes 10 seconds East, for a distance of 3.04 feet, to a point for corner;

**THENCE**, South 47 degrees 32 minutes 50 seconds East, a distance of 21.92 feet to the **POINT OF BEGINNING** and containing 107 square feet or 0.002 acres of land, more or less.


NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, North American Datum of 1983, South Central Zone (4204) derived from FEMA Reference Marker No. 050335 and may be converted to surface by applying the posted combined scale factor of 0.99988061. Distances shown have surface values (U.S. Survey Feet) and acreage shown was calculated using surface values.

This property description is accompanied by a separate plat of even date.

All distances and areas are surface.

Job No. GFAR1510.00.00

Date: September 4, 2017

  
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Houston, TX  
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