



WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF 0.0019 ACRES OR 82 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0019 ACRES OR 82 SQUARE FEET OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, ABSTRACT NO. 696, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOUISIANA STREET, 80 FEET WIDE, AS RECORDED UNDER VOL. 55, PG. 222 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), WITH SAID 0.0019 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL COORDINATES SHOWN HEREON ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALED FACTOR OF 0.999891077:

COMMENCING AT A CUT "X" (X: 3,117,852.31 Y: 13,836,684.32) SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID LOUISIANA STREET AND THE SOUTHWESTERLY R.O.W. LINE OF DENNIS STREET, 80 FEET WIDE, AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., FOR THE EAST CORNER OF LOT 4, BLOCK 32, OF THE FAIR GROUND, MAP OR PLAT THEREOF RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., CONVEYED TO H.A. FRANZ & CO., AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. E421490;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOUISIANA STREET, A DISTANCE OF 77.63 FEET TO THE NORTH CORNER AND **POINT OF BEGINNING** (X: 3,117,810.18 Y: 13,836,619.12) OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID LOUISIANA R.O.W. THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. SOUTH 57 DEG. 10 MIN. 48 SEC. EAST, A DISTANCE OF 3.37 FEET TO THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 32 DEG. 49 MIN. 12 SEC. WEST, A DISTANCE OF 24.16 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 57 DEG. 10 MIN. 48 SEC. WEST, A DISTANCE OF 3.39 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOUISIANA STREET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOUISIANA STREET, A DISTANCE OF 24.16 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0019 ACRES OR 82 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 54647-CTE, PREPARED BY WINDROSE LAND SERVICES.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



DATE: 4/5/19