

Abstract Services of Houston

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Title Report File No. TH14202755-TR

Courthouse Posting Date: June 16, 2019

Mr. Lee G. Lupher, RPLS
Lupher, LLC
5421 Brystone Drive
Houston, TX 77041

RE: Hollyhurst Right of Way

Dear Mr. Lupher,

Abstract Services of Houston certifies that a diligent search of the real property records of Title Data's title plant for Harris County, Texas, has been made, as to the following described property and the following was found filed of record:

Legal Description: Being a tract of land 0.1455 acre (6,340 square feet) being a portion of the Hollyhurst Road, 40.00 feet wide as dedicated Volume 343, Page 173 of the Harris County Deed Records (H.C.D.R.), being situated in the William White 1/3 League Survey, Abstract No. 836, Harris County, Texas, said 0.1455 acre tract being more particularly described by metes and bounds set out in Exhibit "A" attached hereto.

and find the following information filed of record:

RECORD OWNER(S): The unknown heirs of W. F. Edwards and Carrie B. Edwards

By virtue of a Deed recorded in Volume 216, Page 617 HCDR.

Subject to: The rights of the public and the City of Houston for the dedicated rights of ordinary uses of foot passengers and teams for the road as dedicated per the plat recorded in Vol. 343, Page 173 HCDR.

RESTRICTIONS: None filed of record.

EASEMENTS:

Subject to the rights, if any, of the City of Houston or Harris County Flood Control for the apparent unrecorded Storm Sewer easement or natural drainage course crossing the proposed subject tract, as evidenced by the survey prepared by Lee G. Lupher, R.P.L.S. No. 5955.

Subject to the rights, if any, of the adjoining landowners through use and possession as evidenced by the survey prepared by Lee G. Lupher, R.P.L.S. No. 5955 and by review of aerial mapping. (wood fences, asphalt paving, concrete sidewalks, concrete paving and parking spaces, carports). **See additional Report for ownership and contact information regarding the adjoining owners.**

Any unrecorded easements for drainage, utilities, including but not limited to manholes, power poles, inlets, etc. as evidenced by the survey prepared by Lee G. Luper, R.P.L.S. No. 5955

MINERAL ESTATE NOT SEARCHED:

VOLUNTARY AND INVOLUNTARY LIENS: None filed of record.

AD VALOREM TAXES: All taxes owed are the responsibility of the owners of said property.

If you have any questions or comments, please feel free to contact us.

Said property may be subject to mineral reservations, and assessments, if any, of record. No search has been made as to State U.C.C. filings, rights of parties in possession or conflicts of legal description.

This title information, being provided at your request, is obtained from the Harris County Real Property Records of Title Data, Inc. However, this title information does not constitute a title opinion or title commitment and Title Houston Holdings, D/B/A Abstract Services of Houston assumes no responsibility for any error or omission that may be found herein. By acceptance of this certificate it is understood and agreed that the liability of Title Houston Holdings, D/B/A Abstract Services of Houston for any error or omission is hereby limited to the amount paid for this certificate.

Sincerely,



James Henderson

CITY OF HOUSTON

Parcel No. _____
Job No. _____
Drawing No. _____

REAL PROPERTY DESCRIPTION
OF
HOLLYHURST RIGHT-OF-WAY:
0.1455 Acre
6,340 Square Feet

Being a tract of land of 0.1455 acre (6,340 square feet) being a portion of the Hollyhurst Road, 40.00 feet wide as dedicated in Volume 343, Page 173 of the Harris County Deed Records (H.C.D.R.), being situated in the William White 1/3 League Survey, Abstract No. 836, Harris County, Texas, said 0.1455 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone (No. 4204), all distances shown herein being surface expressed in U.S survey feet and all coordinates being grid expressed in U.S. survey feet and may be converted to surface by dividing by a combined scale factor of 0.9998887:

COMMENCING at a 5/8-inch iron rod (CM) found at the Southeast corner of the Inverness Townhomes as recorded in Volume 42, Page 07 of the Harris County Condominium Records (H.C.C.R.), same being situated at the existing Northwest intersection of Uptown Park Boulevard, right-of-way width varies as recorded in Volume 343, Page 173 H.C.D.R., HCCF No. V379076, Film Code No. 360032 HCMR, Film Code No. 416017 HCMR and Film Code No. 353136 H.C.M.R. and Post Oak Boulevard, 120.00 feet wide as recorded in Volume 1285, page 100 H.C.D.R., having Grid coordinate values of X=3,092,251.25, and Y=13,838,660.03;

THENCE North 02° 09' 48" West, along the common line between said Inverness Townhomes and said Uptown Park Boulevard, a distance of 281.96 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set at the Southwest intersection of said Uptown Park Boulevard and said Hollyhurst Road for the **POINT OF BEGINNING** and the Southeast corner herein described tract and having Grid coordinate values of X=3,092,240.61 and Y=13,838,941.76;

THENCE North 70° 29' 09" West, along the common line between said Hollyhurst Road and said Inverness Townhomes, same being along the South line of the subject tract, a distance of 188.34 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the common East corner between said Inverness Townhomes and Unrestricted Reserve "C", Block 2 of the Partial Replat of Uptown Park Subdivision, recorded at Film Code No. 36110 H.C.M.R., same being the Southwest corner of the residue of said Hollyhurst Road, for the Southwest corner of the herein described tract;

THENCE North 61° 15' 10" East, along the common line between said Unrestricted Reserve "C" and the residue of said Hollyhurst Road, same being along the West line of the herein described tract, a distance of 28.62 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for an angle point in the West line of the herein described tract;

THENCE South 64° 18' 22" East, along a jog in the common line between said Unrestricted Reserve "C" and the residue of said Hollyhurst Road, a distance of 12.10 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the end of said jog in the West line of the herein described tract;

CITY OF HOUSTON

Parcel No. _____

Job No. _____

Drawing No. _____

THENCE North 42° 41' 12" East, continuing along the common line between said Unrestricted Reserve "C" and the residue of said Hollyhurst Road, same being along the West line of the herein described tract, a distance of 21.70 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the Northwest corner of the herein described tract;

THENCE South 70° 29' 09" East, along the common line between said Unrestricted Reserve "C" and said Hollyhurst Road, same being along the North line of the herein described tract, a distance of 132.81 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set at the Northwest intersection of said Hollyhurst Road and said Uptown Park Boulevard for the Northeast corner of the herein described tract;

THENCE South 02° 09' 48" East, along the common line between said Hollyhurst Road and said Uptown park Boulevard, same being along the East line of the herein described tract, a distance of 43.05 feet returning to the **POINT OF BEGINNING** of the herein described tract of land containing 0.1455 acre (6,340 square feet) of land, more or less.

Notes:

1. The coordinates and bearings shown hereon based on the Texas Coordinate System, South Central Zone (4204), NAD 83, as derived by GPS methods and determined from METRO SOLUTIONS UPTOWN CORRIDOR REFERENCE MARK Monument No. UT-14 and are based on Metro Control Points MC-229B having grid coordinates of X=3,091,081.2898, Y=13,828,552.2288 and Metro Control Point MC-230B having grid coordinates of X=3,089,241.1328, Y=13,828,207.9189 as shown on Metro Solutions map titled "Horizontal & Vertical Control for METRO Richmond-Westpark Corridor" prepared by Terra Surveying Co. Inc. The coordinates shown hereon are grid and may be converted to surface by dividing the grid coordinate by the average combined scale factor of 0.9998887.
2. A survey plat of even date accompanies this legal description.

This Real Property Description is based upon a Texas Society of Professional Surveyors Category 1A, Condition II, Land Title Survey performed under the direct supervision of Lee G. Luper RPLS in October of 2015.

Lee G. Luper, RPLS
Texas Registration No. 5955



LUPHER, LLC
TBPLS FIRM #10193807
10801 Hammerly Boulevard, Suite 250
Houston, Texas 77043
Tele: 281-501-8718

Checked: _____
Date: _____
Approved: _____