

Hollyhurst Lane ROW Meets & Bounds w/Exhibit

REAL PROPERTY DESCRIPTION
OF
HOLLYHURST LANE ROW:
0.1455 Acre
6,340 Square Feet

Being 0.1455 acre tract of land (6,340 square feet) out of the Hollyhurst Lane right-of-way (originally 40 feet wide) conveyed to the City of Houston by deed recorded 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, located in the City of Houston, and 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 found at the Southeast corner of the Inverness Townhomes (Inverness Townhome tract) described in the Volume 42, Page 07 of the Harris County Condominium Records (H.C.C.R.), dated May 02, 1977, same being situated in the North right-of-way line of Post Oak Boulevard, 120 feet wide as recorded in Volume 1285, Page 100 H.C.D.R., also being situated in the original West right-of-way of said Hollyhurst Lane, this portion now known as Uptown Park Boulevard, width varies as recorded in Harris County Clerk File (H.C.C.F.) No. V379076 of the Official Property Records of Real Property of Harris County, Texas, Film Code (F.C.) No. 353136 of the Harris County Map Records (H.C.M.R.), F.C. No. 360032 H.C.M.R. and F.C. No. 416017 H.C.M.R., having Grid coordinate values of X=3,092,251.25, Y= 13,838,660.04;

THENCE North 02° 09' 48" West, along the common line between said Inverness Townhome tract 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 common East corner between said Inverness Townhome tract and said Hollyhurst Lane for the Southeast corner and **POINT OF BEGINNING** of the herein described tract, and having Grid coordinate values of X=3,092,240.62 and Y=13,838,941.75;

THENCE North 70° 28' 45" West, along the common line between the said Inverness Townhome tract and said Hollyhurst Lane, along the South line of the herein described tract, a distance of 188.34 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the most Westerly Southeast corner of Unrestricted Reserve "C", Block 2 of Uptown Park Subdivision Section 2 as recorded in F.C. No. 363110 H.C.M.R. as conveyed to Amreit Uptown Park, LP by deed recorded in H.C.C.F. No. Y509619 O.P.R.R.P.H.C.T., dated May 5, 2005, for the Southwest corner of the herein described tract;

THENCE North $61^{\circ} 15' 34''$ East, along the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and 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 common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract;

THENCE South $64^{\circ} 17' 58''$ East, along a jog in the common line between said Hollyhurst Lane, said Unrestricted reserve "C" and the herein described tract, a distance of 12.10 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for an angle point in the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract;

THENCE North $42^{\circ} 41' 51''$ East, continuing along the common line between said Hollyhurst Lane, said Unrestricted reserve "C" and 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 $70^{\circ} 28' 45''$ East, along the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract, a distance of 132.93 to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set at the most Easterly Southeast corner of said Unreserticted reserve "A", same being situated in the West right-of-way line of Uptown Park Boulevard, for the Northeast corner of the herein described tract and being a point of curvature of a non-tangent curve to the left;

THENCE in a Southeasterly direction, along the existing West right-of-way of said Uptown Park Boulevard, the East line of the herein described tract and the arc of said non-tangent curve to the left, having a radius of 2,040.00 feet, a central angle of $0^{\circ} 10' 21''$, whose chord bears S. $01^{\circ} 05' 59''$ E. – 6.14 feet, an arc length of 6.14 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the point of tangency in the East line of the herein described tract;

THENCE South $02^{\circ} 09' 48''$ East, along the common line between said Uptown Park Boulevard, said Hollyhurst Lane and the herein described tract, a distance of 36.86 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. Lupher RPLS in July 2019.

Lee G. Lupher, RPLS
Texas Registration No. 5955

LUPHER, LLC
TBPLS FIRM #10193807
5421 Brystone Drive
Houston, Texas 77041
Tele: 281-501-8718



Checked: _____

Date: _____

Approved: _____

Inverse With Area

Thu May 02 16:46:17 2019

CRD File> N:\LUPHER.LLC\Projects\UPTOWN HOUSTON\12-005-004_POB_METRO RAIL
ALL\SURVEY\CRD\GUNDA VERSION 2.3.crd

PntNo	Bearing	Distance	Northing	Easting	Description
8248			13840200.45	3092595.46	poc fnd
	N 02°09'48" W	281.96			
7000			13840482.20	3092584.82	pob set
	N 70°28'45" W	188.34			
7001			13840545.14	3092407.30	set
	N 61°15'34" E	28.62			
7002			13840558.90	3092432.40	set
	S 64°17'58" E	12.10			
7003			13840553.65	3092443.30	set
	N 42°41'51" E	21.70			
7004			13840569.60	3092458.02	set
	S 70°28'45" E	132.93			
7005			13840525.18	3092583.31	set
	Radius: 2040.00	Chord: 6.14		Degree: 2°48'31"	Dir: Left
	Length: 6.14	Delta: 0°10'21"		Tangent: 3.07	
	Chord BRG: S 01°05'59" E	Rad-In: N 88°59'11" E		Rad-Out: N 88°48'50" E	
	Radius PntNo: 7006	N: 13840561.26		E: 3094622.99	
7007			13840519.04	3092583.43	set
	S 02°09'48" E	36.86			
7000			13840482.20	3092584.82	set
Closure Error Distance> 0.0000					
Total Distance Inversed> 426.69					


Area: 6340 Sq. Feet, 0.1455 Acres

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. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE #1999-262, PERTAINING TO AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS H.C.C.F. No.D FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S H.C.C.F. No. NO. N253886.

3. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS SURVEY PLAT.

4.  - INDICATES SET 5/8-INCH IRON ROD WITH CAP STAMPED "LUPHER, LLC" UNLESS OTHERWISE NOTED.

5. RESEARCH FOR OWNERSHIP, EASEMENTS, ADJOINERS AND RIGHT-OF-WAY PREFORMED BY ABSTRACT SERVICES OF HOUSTON UNDER TITLE REPORT FILE NO. TH14202755-TR, DATED JUNE 16, 2019.








SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO THE UPTOWN DEVELOPMENT AUTHORITY AND THE CITY OF HOUSTON, TEXAS: (A) ON THE 2ND DAY OF JULY 2019, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE, CORRECT, AND ACCURATE AS TO THE BOUNDARIES (WHICH HAVE BEEN PHYSICALLY INSPECTED BY ME) AND AREAS OF THE SUBJECT PROPERTY AND SIZE, LOCATION, DIMENSIONS; AND TYPE OF EACH BUILDING AND IMPROVEMENT THEREON, AND THE DISTANCE FROM EACH SIDE OF EACH BUILDING TO THE PROPERTY LINE, IF ANY, AND AS TO THE OTHER MATTERS SHOWN THEREON; (B) THE AREA OF THE SUBJECT PROPERTY AS SET FORTH IN THIS SURVEY IS ACCURATE TO THE NEAREST SQUARE FOOT; (C) THIS SURVEY CORRECTLY SHOWS THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY, WHETHER OR NOT LOCATED ON THE SUBJECT PROPERTY: ADJACENT ROADS, BUILDING LINES, A METES AND BOUNDS DESCRIPTION SHOWING THE BEGINNING POINT, ITS DISTANCE AND BEARING FROM A READILY ASCERTAINABLE POINT, AND THE COURSE, BEARING, AND MEASURED DISTANCES OF ALL BOUNDARY LINES, MONUMENTS OR STAKES FOUND AND SET; PHYSICAL EVIDENCE OF ANY BUILDING, FENCE, OR HEDGE NEAR ANY PROPERTY LINE; ALL EASEMENTS (PUBLIC AND PRIVATE), RIGHTS-OF-WAY (PUBLIC AND PRIVATE), IMPROVEMENTS, SIGNS, FENCES, DRAINAGE DITCHES, VISIBLE UTILITIES, BUILDING SETBACK LINES, INCLUDING THOSE CREATED BY RESTRICTIVE COVENANTS, RECORDED PLAT OR ZONING ORDINANCE, IF ANY, ENCROACHMENTS OR PROTRUSIONS VISIBLE ON THE GROUND OR OF RECORD; THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100- YEAR FLOODPLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NO. 48201 C 0665M MAPS REVISED JUNE 09, 2014; AND THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY. EXECUTED ON THE 2ND DAY OF JULY, 2019.

LEE G. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5955

AREA TABLE (ACRES)			
PARENT TRACT FEE OWNER	PARENT TRACT AREA (CALLED)	ESMT. AREA	PARENT TRACT REMAINDER AREA
CITY OF HOUSTON	0.1455 ACRE 6,339 SQ FT	0.1455 ACRE 6,339 SQ FT	0.0000 ACRES 0,000 SQ FT

LEGEND AND ABBREVIATIONS:

-  = SET 5/8" I.R. W/"LUPHER, LLC" CAP
-  = FOUND 5/8" I.R. UNLESS OTHERWISE NOTED
-  = SET MAG NL W/"LUPHER, LLC" WASHER
-  = FOUND 1/2" I.R.
-  = METRO SURVEY MARKER
-  = FEE HOOK
-  = PROPERTY LINE
- I.R. = IRON ROD

I.P. = IRON PIPE

P.T.P. = PINCH TOP PIPE

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

H.C.D.R. = HARRIS COUNTY DEED RECORDS

H.C.M.R. = HARRIS COUNTY MAP RECORDS

H.C.C.F. = HARRIS COUNTY CLERKS FILE

H.C.C.R. = HARRIS COUNTY CONDO RECORDS





































O.P.P.R.R.H.C.T.. = OFFICIAL PUBLIC RECORDS
REAL PROPERTY HARRIS
COUNTY TEXAS

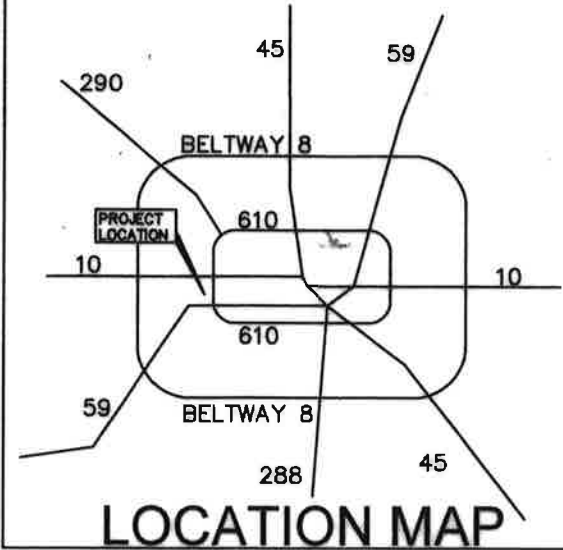
C.M. = CONTROL MONUMENT

R.O.W. = RIGHT OF WAY


B.L. = BUILDING LINE

C/W = CONC. SIDE WALK


-  ELECTRIC MH
-  COMMUNICATION MH
-  STORM MH
-  STORM MH
-  POWER POLE
-  GATE VALVE
-  LIGHT
-  WATER VALVE
-  LIGHT STANDARD
-  TRAFFIC SIGN
-  PEDISTRIAN SIGNAL POLE (PSP)
-  TRAFFIC SIGNAL LIGHT POLE
-  WATER METER (WM)
-  ELECTRIC METER (EM)
-  TELE PED
-  ELECTRIC BOX
-  IRRIGATION CONTROL BOX
-  ICV (ICV)
-  TRAFFIC SIGNAL BOX
-  BFPV
-  FIRE DEPT. CONN.
-  GROUND LIGHT
-  D INLET
-  "BB" INLET
-  "B" INLET
-  A INLET
-  OAK TREE
-  ELM TREE
-  CREPE MYRTLE TREE (CM)
-  PALM TREE
-  SYCAMORE TREE
-  BUSH
-  AMERICAN HOLLY TREE
-  BIRCH TREE
-  CYPRESS TREE
-  HACKBERRY TREE



LAND TITLE SURVEY
PARCEL NO.
WILLIAM WHITE 1/3 LEAGUE SURVEY, A-836
HOUSTON, HARRIS COUNTY, TEXAS



LUPHER, LLC
TEXAS PROFESSIONAL LAND SURVEYORS
TBPLS FIRM REGISTRATION NO.10193807
5421 BRYSTONE DRIVE
HOUSTON, TX 77041
TEL: 281-501-8718

**HOUSTON PUBLIC WORKS**

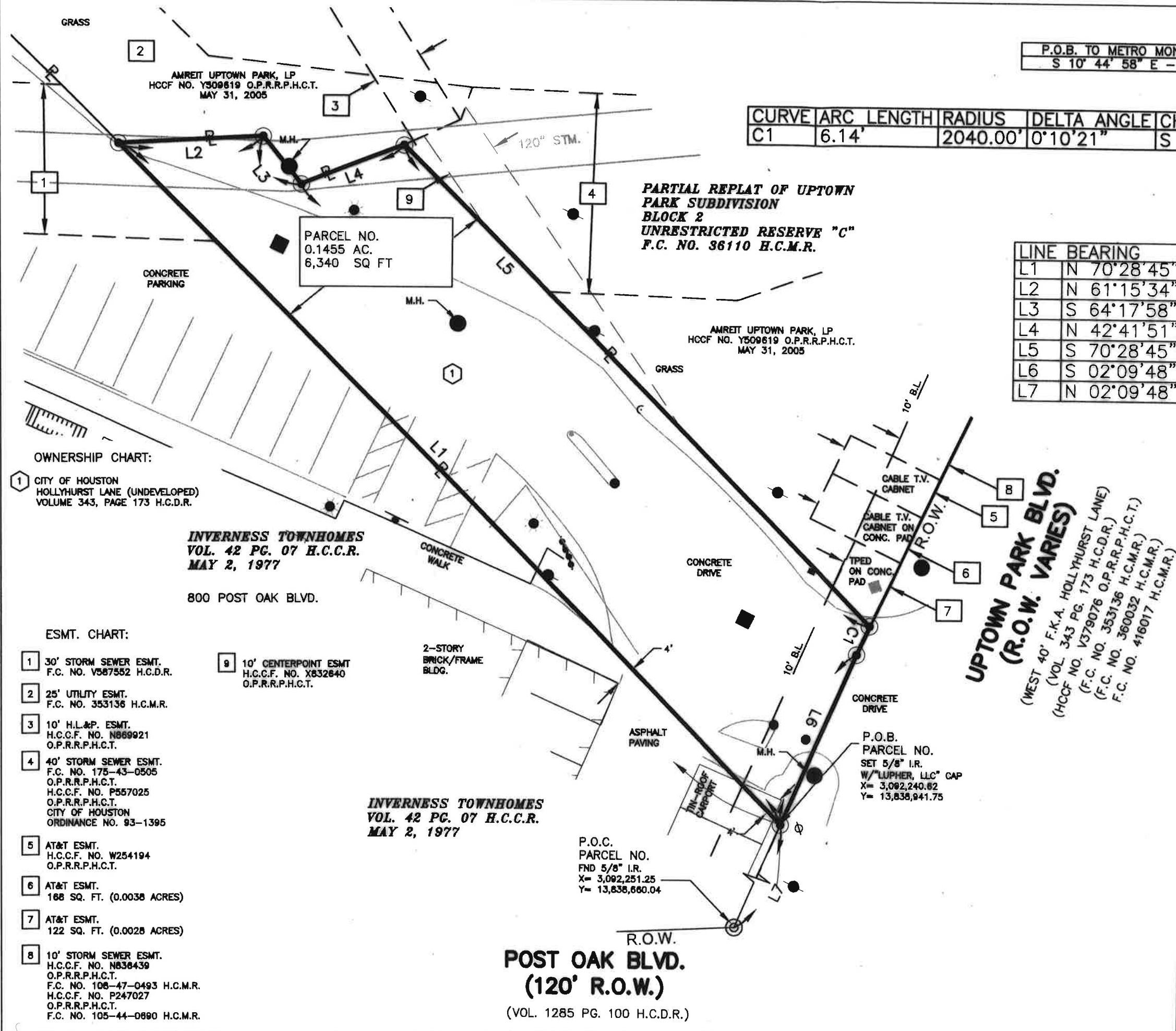
APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

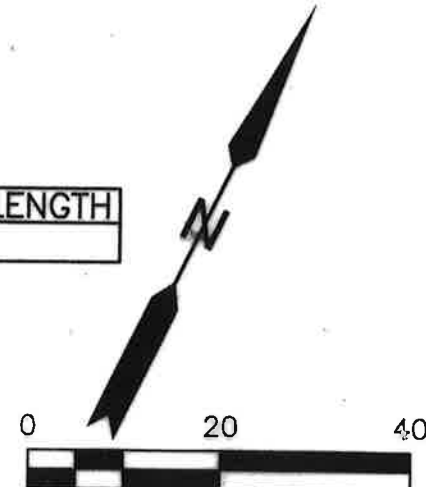
KEY MAP No. 491R	GIMS MAP No. 5157D
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	



P.O.B. TO METRO MON. NO. 14
S 10° 44' 58" E - 277.96'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.14'	2040.00'	0°10'21"	S 01°05'59" E	6.14'

LINE	BEARING	DISTANCE
L1	N 70°28'45" W	188.34'
L2	N 61°15'34" E	28.62'
L3	S 64°17'58" E	12.10'
L4	N 42°41'51" E	21.70'
L5	S 70°28'45" E	132.93'
L6	S 02°09'48" E	36.86'
L7	N 02°09'48" W	281.96'



OWNERSHIP CHART:
1 CITY OF HOUSTON
HOLLYHURST LANE (UNDEVELOPED)
VOLUME 343, PAGE 173 H.C.D.R.

INVERNESS TOWNHOMES
VOL. 42 PG. 07 H.C.C.R.
MAY 2, 1977

800 POST OAK BLVD.



ESMT. CHART:

- 1 30' STORM SEWER ESMT.
F.C. NO. V587552 H.C.D.R.
- 2 25' UTILITY ESMT.
F.C. NO. 353136 H.C.M.R.
- 3 10' H.L.&P. ESMT.
H.C.C.F. NO. N869921
O.P.R.R.P.H.C.T.
- 4 40' STORM SEWER ESMT.
F.C. NO. 175-43-0505
O.P.R.R.P.H.C.T.
H.C.C.F. NO. P557025
O.P.R.R.P.H.C.T.
CITY OF HOUSTON
ORDINANCE NO. 93-1395
- 5 AT&T ESMT.
H.C.C.F. NO. W254194
O.P.R.R.P.H.C.T.
- 6 AT&T ESMT.
168 SQ. FT. (0.0038 ACRES)
- 7 AT&T ESMT.
122 SQ. FT. (0.0028 ACRES)
- 8 10' STORM SEWER ESMT.
H.C.C.F. NO. N838439
O.P.R.R.P.H.C.T.
F.C. NO. 106-47-0493 H.C.M.R.
H.C.C.F. NO. P247027
O.P.R.R.P.H.C.T.
F.C. NO. 105-44-0890 H.C.M.R.
- 9 10' CENTERPOINT ESMT
H.C.C.F. NO. X832840
O.P.R.R.P.H.C.T.

INVERNESS TOWNHOMES
VOL. 42 PG. 07 H.C.C.R.
MAY 2, 1977

POST OAK BLVD.
(120' R.O.W.)
(VOL. 1285 PG. 100 H.C.D.R.)

UPTOWN PARK BLVD.
(R.O.W. VARIES)
(WEST 40' F.K.A. HOLLYHURST LANE)
(VOL. 343 PG. 173 H.C.D.R.)
(HCCF NO. V379076 O.P.R.R.P.H.C.T.)
(F.C. NO. 353136 H.C.M.R.)
(F.C. NO. 360032 H.C.M.R.)
(F.C. NO. 416017 H.C.M.R.)

 LUPHER, LLC TEXAS PROFESSIONAL LAND SURVEYORS TBPLS FIRM REGISTRATION NO.10193807 5421 BRYSTONE DRIVE HOUSTON, TX 77041 TEL: 281-501-8718	
 HOUSTON PUBLIC WORKS	
APPROVAL _____ DATE _____	
SURVEY SECTION _____ RIGHT OF WAY SECTION _____	
KEY MAP No. 491R	GIMS MAP No. 5157D
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	

Proposed Utility Easement Meets & Bounds w/Exhibit

REAL PROPERTY DESCRIPTION
OF
0.0668 ACRE / 2,910 SQ FT
PROPOSED
20-FOOT UTILITY EASEMENT

Being 0.0668 acre tract of land (2,910 square feet) out of the Hollyhurst Lane right-of-way (originally 40 feet wide) conveyed to the City of Houston by deed recorded 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, located in the City of Houston, and 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 found at the Southeast corner of the Inverness Townhomes (Inverness Townhome tract) described in the Volume 42, Page 07 of the Harris County Condominium Records (H.C.C.R.), dated May 02, 1977, same being situated in the North right-of-way line of Post Oak Boulevard, 120 feet wide as recorded in Volume 1285, Page 100 H.C.D.R., also being situated in the original West right-of-way of said Hollyhurst Lane, this portion now known as Uptown Park Boulevard, width varies as recorded in Harris County Clerk File (H.C.C.F.) No. V379076 of the Official Property Records of Real Property of Harris County, Texas, Film Code (F.C.) No. 353136 of the Harris County Map Records (H.C.M.R.), F.C. No. 360032 H.C.M.R. and F.C. No. 416017 H.C.M.R., having Grid coordinate values of X=3,092,251.25, Y= 13,838,660.04;

THENCE North 02° 09' 48" West, along the common line between said Inverness Townhome tract 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 common East corner between said Inverness Townhome tract and said Hollyhurst Lane for the Southeast corner and **POINT OF BEGINNING** of the herein described tract, and having Grid coordinate values of X=3,092,240.62 and Y=13,838,941.75;

THENCE North 70° 28' 45" West, along the common line between the said Inverness Townhome tract and said Hollyhurst Lane, along the South line of the herein described tract, a distance of 39.82 feet to a mag nail with washer stamped "LUPHER, LLC" set for an angle point in the South line of the herein described tract;

THENCE North 59° 38' 10" West, across said Hollyhurst Lane, a distance of 118.59 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set in the common line between Unrestricted Reserve "C", Block 2 of Uptown Park Subdivision Section 2 as recorded in F.C. No. 363110 H.C.M.R. as conveyed to Amreit Uptown Park, LP by deed recorded in H.C.C.F. No. Y509619 O.P.R.R.P.H.C.T., dated May 5, 2005, for the Southwest corner of the herein described tract;

THENCE North 42° 41' 51" East, continuing along the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract, a distance of 19.24 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° 28' 45" East, along the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract, a distance of 6.34 to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for an angle point in the North line of the herein described tract;

THENCE South 59° 38' 20" East, across said Hollyhurst Lane, along the North line of the herein described tract, a distance of 139.38 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set in the West right-of-way line of said Uptown Park Boulevard, for the Northeast corner of the herein described tract;

THENCE South 02° 09' 48" West, along the West right of way line of said Uptown Park Boulevard, a distance of 14.84 feet returning to the **POINT OF BEGINNING** of the herein described tract of land containing 0.0668 acre (2,910 square feet) of land, more or less.

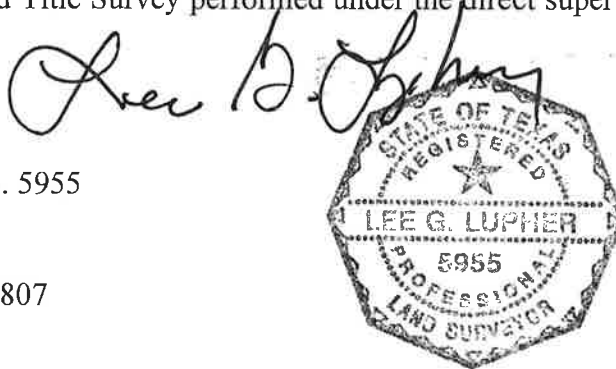
Notes:

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 July 2019.

Lee G. Luper, RPLS
Texas Registration No. 5955

LUPHER, LLC
TBPLS FIRM #10193807
5421 Brystone Drive
Houston, Texas 77041
Tele: 281-501-8718



Checked: _____

Date: _____

Approved: _____

CRD File> N:\LUPHER.LLC\Projects\UPTOWN HOUSTON\12-005-004_POB_METRO RAIL ALL\SURV

PntNo	Bearing	Distance	Northing	Easting	Description
8248			13840200.45	3092595.46	poc CALC VERSION 2.0
	N 02°09'48" W	281.96			
7000			13840482.20	3092584.82	pob calc
	N 70°28'45" W	39.82			
7010			13840495.51	3092547.29	calc ue
	N 59°38'10" W	118.59			
7011			13840555.45	3092444.97	calc ue
	N 42°41'01" E	19.24			
7004			13840569.60	3092458.02	calc
	S 70°28'45" E	6.34			
7012			13840567.48	3092463.99	calc ue
	S 59°38'20" E	139.38			
7013			13840497.03	3092584.26	calc ue
	S 02°09'48" E	14.84			
7000			13840482.20	3092584.82	calc

Closure Error Distance> 0.0000

Total Distance Inversed> 338.20

Area: 2910, 0.0668

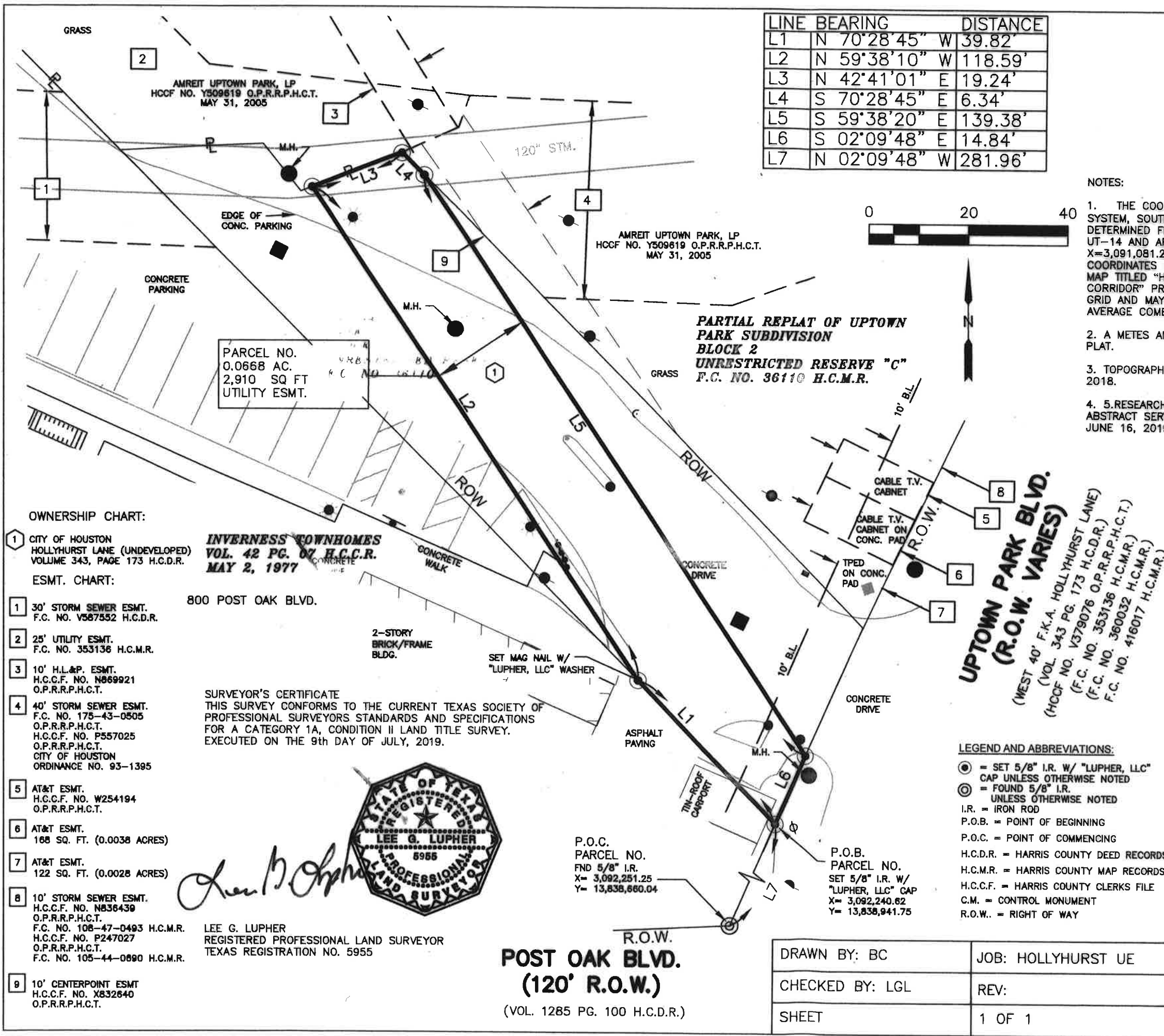


EXHIBIT OF
0.0668 ACRE / 2,910 SQ. FT.
20-FOOT WIDE
UTILITY EASEMENT
SITUATED IN THE
WM. WHITE 1/3 LEAGUE SURVEY
ABSTRACT NO. 836
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

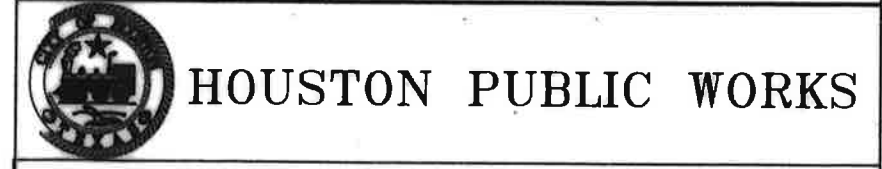
- NOTES:
1. THE COORDINATES AND BEARINGS SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, AS DERIVED BY GPS METHODS AND DETERMINED FROM METRO SOLUTIONS UPTOWN CORRIDOR REFERENCE MARK MONUMENT NO. UT-14 AND ARE BASED ON METRO CONTROL POINTS MC-229B HAVING GRID COORDINATES 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 METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS SURVEY PLAT.
 3. TOPOGRAPHIC INFORMATION SHOWN BASED ON A TOPOGRAPHIC SURVEY PERFORMED IN 2018.
 4. 5. RESEARCH FOR OWNERSHIP, EASEMENTS, ADJOINERS AND RIGHT-OF-WAY PREFORMED BY ABSTRACT SERVICES OF HOUSTON UNDER TITLE REPORT FILE NO. TH14202755-TR, DATED JUNE 16, 2019.

L

T

LUPHER, LLC

TEXAS PROFESSIONAL LAND SURVEYORS
TBPLS FIRM REGISTRATION NO.10193807
5421 BRYSTONE DRIVE
HOUSTON, TX 77041
TELE: 281-501-8718



APPROVAL	DATE
SURVEY SECTION	RIGHT OF WAY SECTION

KEY MAP No. 491 R	GIMS MAP No. 5157 D
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	

LINE	BEARING	DISTANCE
L1	N 70°28'45" W	39.82'
L2	N 59°38'10" W	118.59'
L3	N 42°41'01" E	19.24'
L4	S 70°28'45" E	6.34'
L5	S 59°38'20" E	139.38'
L6	S 02°09'48" E	14.84'
L7	N 02°09'48" W	281.96'

UPTOWN PARK BLVD.
(R.O.W. VARIES)
(WEST 40' F.K.A. HOLLYHURST LANE)
(VOL. 343 PG. 173 H.C.D.R.)
(HCCF NO. V379076 O.P.R.R.P.H.C.T.)
(F.C. NO. 353136 H.C.M.R.)
(F.C. NO. 360032 H.C.M.R.)
(F.C. NO. 416017 H.C.M.R.)

- LEGEND AND ABBREVIATIONS:
- = SET 5/8" I.R. W/ "LUPHER, LLC" CAP UNLESS OTHERWISE NOTED
 - ⊙ = FOUND 5/8" I.R. UNLESS OTHERWISE NOTED
 - I.R. = IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - H.C.D.R. = HARRIS COUNTY DEED RECORDS
 - H.C.M.R. = HARRIS COUNTY MAP RECORDS
 - H.C.C.F. = HARRIS COUNTY CLERKS FILE
 - C.M. = CONTROL MONUMENT
 - R.O.W. = RIGHT OF WAY

DRAWN BY: BC	JOB: HOLLYHURST UE
CHECKED BY: LGL	REV:
SHEET	1 OF 1

- OWNERSHIP CHART:
- 1 CITY OF HOUSTON
HOLLYHURST LANE (UNDEVELOPED)
VOLUME 343, PAGE 173 H.C.D.R.
ESMT. CHART:
 - 1 30' STORM SEWER ESMT.
F.C. NO. V587532 H.C.D.R.
 - 2 25' UTILITY ESMT.
F.C. NO. 353136 H.C.M.R.
 - 3 10' H.L.&P. ESMT.
H.C.C.F. NO. N869921
O.P.R.R.P.H.C.T.
 - 4 40' STORM SEWER ESMT.
F.C. NO. 175-43-0505
O.P.R.R.P.H.C.T.
H.C.C.F. NO. P557025
O.P.R.R.P.H.C.T.
CITY OF HOUSTON
ORDINANCE NO. 93-1395
 - 5 AT&T ESMT.
H.C.C.F. NO. W254194
O.P.R.R.P.H.C.T.
 - 6 AT&T ESMT.
168 SQ. FT. (0.0038 ACRES)
 - 7 AT&T ESMT.
122 SQ. FT. (0.0028 ACRES)
 - 8 10' STORM SEWER ESMT.
H.C.C.F. NO. N836439
O.P.R.R.P.H.C.T.
F.C. NO. 108-47-0493 H.C.M.R.
H.C.C.F. NO. P247027
O.P.R.R.P.H.C.T.
F.C. NO. 105-44-0690 H.C.M.R.
 - 9 10' CENTERPOINT ESMT
H.C.C.F. NO. X832640
O.P.R.R.P.H.C.T.

INVERNESS TOWNHOMES
VOL. 42 PG. 07 H.C.C.R.
MAY 2, 1977

SURVEYOR'S CERTIFICATE
THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS
FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.
EXECUTED ON THE 9th DAY OF JULY, 2019.



LEE G. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5955

POST OAK BLVD.
(120' R.O.W.)
(VOL. 1285 PG. 100 H.C.D.R.)

Proposed Storm Sewer Easement Meets & Bounds w/Exhibit

REAL PROPERTY DESCRIPTION
OF
0.0343 ACRE / 1,493 SQ FT
PROPOSED
STORM SEWER EASEMENT

Being 0.0343 acre tract of land (1,493 square feet) out of the Hollyhurst Lane right-of-way (originally 40 feet wide) conveyed to the City of Houston by deed recorded 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, located in the City of Houston, and 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 found at the Southeast corner of the Inverness Townhomes (Inverness Townhome tract) described in the Volume 42, Page 07 of the Harris County Condominium Records (H.C.C.R.), dated May 02, 1977, same being situated in the North right-of-way line of Post Oak Boulevard, 120 feet wide as recorded in Volume 1285, Page 100 H.C.D.R., also being situated in the original West right-of-way of said Hollyhurst Lane, this portion now known as Uptown Park Boulevard, width varies as recorded in Harris County Clerk File (H.C.C.F.) No. V379076 of the Official Property Records of Real Property of Harris County, Texas, Film Code (F.C.) No. 353136 of the Harris County Map Records (H.C.M.R.), F.C. No. 360032 H.C.M.R. and F.C. No. 416017 H.C.M.R., having Grid coordinate values of X=3,092,251.25, Y= 13,838,660.04;

THENCE North 02° 09' 48" West, along the common line between said Inverness Townhome tract 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 common East corner between said Inverness Townhome tract and said Hollyhurst Lane;

THENCE North 70° 28' 45" West, along the common line between the said Inverness Townhome tract and said Hollyhurst Lane, a distance of 150.22 feet to a MAG nail with washer stamped "LUPHER, LLC" set for the Southeast corner and **POINT OF BEGINNING** of the herein described tract, and having Grid coordinate values of X=3,092,099.05 and Y=13,838,991.95;

THENCE North 70° 28' 45" West, along the common line between the said Inverness Townhome tract and said Hollyhurst Lane, along the South line of the herein described tract, a distance of 38.12 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the most Westerly Southeast corner of Unrestricted Reserve "C", Block 2 of Uptown Park Subdivision Section 2 as recorded in F.C. No. 363110 H.C.M.R. as conveyed to Amreit Uptown Park, LP by deed recorded in H.C.C.F. No. Y509619 O.P.R.R.P.H.C.T., dated May 5, 2005, for the Southwest corner of the herein described tract;

THENCE North 61° 15' 34" East, along the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract, a distance of 28.62 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for and angle point in the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract;

THENCE South 64° 17' 58" East, along a jog in the common line between said Hollyhurst Lane, said Unrestricted reserve "C" and the herein described tract, a distance of 12.10 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for an angle point in the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract;

THENCE North 42° 41' 51" East, continuing along the common line between said Hollyhurst Lane, said Unrestricted reserve "C" and 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;

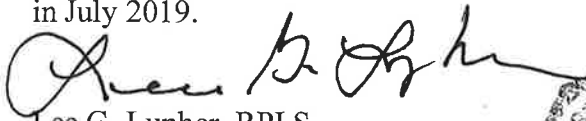
THENCE South 70° 28' 45" East, along the common line between said Hollyhurst Lane, said Unrestricted Reserve "C" and the herein described tract, a distance of 40.68 to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the Northeast corner of the herein described tract;

THENCE South 66° 02' 34" West, across said Hollyhurst Lane, along the Southeast line of the herein described tract, a distance of 58.13 feet returning to the **POINT OF BEGINNING** of the herein described tract of land containing 0.0343 acre (1,493 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. Lupher RPLS in July 2019.



Lee G. Lupher, RPLS
Texas Registration No. 5955



LUPHER, LLC
TBPLS FIRM #10193807
5421 Brystone Drive
Houston, Texas 77041
Tele: 281-501-8718

Checked: _____

Date: _____

Approved: _____

Inverse With Area

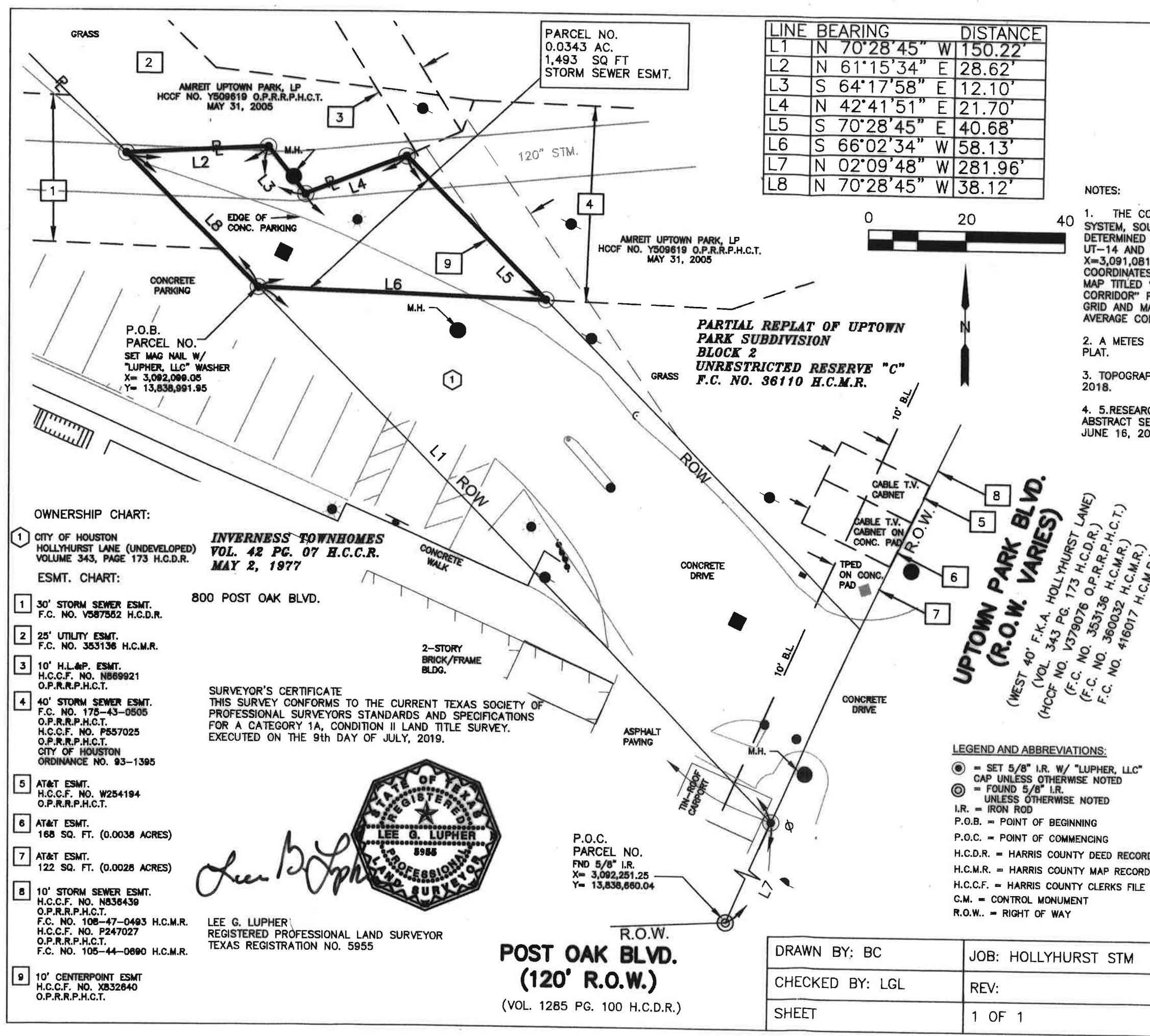
Tue Jul 9 15:47:26 2019

CRD File> N:\LUPHER.LLC\Projects\UPTOWN HOUSTON\12-005-004_POB_METRO RAIL
ALL\SURVEY\CRD\GUNDA VERSION 2.3.crd

PntNo	Bearing	Distance	Northing	Easting	Description
8248			13840200.45	3092595.46	poc CALC VERSION 2.0
	N 02°09'48" W	281.96			
7000			13840482.20	3092584.82	calc
	N 70°28'45" W	150.22			
7008			13840532.40	3092443.24	pob calc stm swr esmt
	N 70°28'45" W	38.12			
7001			13840545.14	3092407.30	calc
	N 61°15'34" E	28.62			
7002			13840558.90	3092432.40	calc
	S 64°17'58" E	12.10			
7003			13840553.65	3092443.30	calc
	N 42°41'51" E	21.70			
7004			13840569.60	3092458.02	calc
	S 70°28'45" E	40.68			
7009			13840556.00	3092496.36	calc stm swr esmt
	S 66°02'34" W	58.13			
7008			13840532.40	3092443.24	calc stm swr esmt

Closure Error Distance> 0.0000
Total Distance Inversed> 199.36

Area: 1493, 0.0343



PARCEL NO.
0.0343 AC.
1,493 SQ FT
STORM SEWER ESMT.

LINE	BEARING	DISTANCE
L1	N 70°28'45" W	150.22'
L2	N 61°15'34" E	28.62'
L3	S 64°17'58" E	12.10'
L4	N 42°41'51" E	21.70'
L5	S 70°28'45" E	40.68'
L6	S 66°02'34" W	58.13'
L7	N 02°09'48" W	281.96'
L8	N 70°28'45" W	38.12'

EXHIBIT OF
0.0343 ACRE / 1,493 SQ. FT.
STORM SEWER EASEMENT
SITUATED IN THE
WM. WHITE 1/3 LEAGUE SURVEY
ABSTRACT NO. 836
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

- 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 METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS SURVEY PLAT.
 3. TOPOGRAPHIC INFORMATION SHOWN BASED ON A TOPOGRAPHIC SURVEY PERFORMED IN 2018.
 4. 5. RESEARCH FOR OWNERSHIP, EASEMENTS, ADJOINERS AND RIGHT-OF-WAY PERFORMED BY ABSTRACT SERVICES OF HOUSTON UNDER TITLE REPORT FILE NO. TH14202755-TR, DATED JUNE 16, 2019.

OWNERSHIP CHART:

- 1 CITY OF HOUSTON
HOLLYHURST LANE (UNDEVELOPED)
VOLUME 343, PAGE 173 H.C.D.R.
ESMT. CHART:

INVERNESS TOWNHOMES
VOL. 42 PG. 07 H.C.C.R.
MAY 2, 1977

- 1 30' STORM SEWER ESMT.
F.C. NO. V587562 H.C.D.R.
- 2 25' UTILITY ESMT.
F.C. NO. 353136 H.C.M.R.
- 3 10' H.L.&P. ESMT.
H.C.C.F. NO. N869921
O.P.R.R.P.H.C.T.
- 4 40' STORM SEWER ESMT.
F.C. NO. 175-43-0505
O.P.R.R.P.H.C.T.
H.C.C.F. NO. P557025
O.P.R.R.P.H.C.T.
CITY OF HOUSTON
ORDINANCE NO. 93-1395
- 5 AT&T ESMT.
H.C.C.F. NO. W254194
O.P.R.R.P.H.C.T.
- 6 AT&T ESMT.
168 SQ. FT. (0.0038 ACRES)
- 7 AT&T ESMT.
122 SQ. FT. (0.0028 ACRES)
- 8 10' STORM SEWER ESMT.
H.C.C.F. NO. N836439
O.P.R.R.P.H.C.T.
F.C. NO. 108-47-0493 H.C.M.R.
H.C.C.F. NO. P247027
O.P.R.R.P.H.C.T.
F.C. NO. 105-44-0690 H.C.M.R.
- 9 10' CENTERPOINT ESMT
H.C.C.F. NO. X832640
O.P.R.R.P.H.C.T.

SURVEYOR'S CERTIFICATE
THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS
FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.
EXECUTED ON THE 9th DAY OF JULY, 2019.



LEE G. LUPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5955

POST OAK BLVD.
(120' R.O.W.)
(VOL. 1285 PG. 100 H.C.D.R.)

UPTOWN PARK BLVD.
(R.O.W. VARIES)
(WEST 40' F.K.A. HOLLYHURST LANE)
(VOL. 343 PG. 173 H.C.D.R.)
(HCCF NO. V379076 O.P.R.R.P.H.C.T.)
(F.C. NO. 353136 H.C.M.R.)
(F.C. NO. 416017 H.C.M.R.)

- LEGEND AND ABBREVIATIONS:
- = SET 5/8" I.R. W/ "LUPHER, LLC"
CAP UNLESS OTHERWISE NOTED
 - ⊙ = FOUND 5/8" I.R.
UNLESS OTHERWISE NOTED
 - I.R. = IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - H.C.D.R. = HARRIS COUNTY DEED RECORDS
 - H.C.M.R. = HARRIS COUNTY MAP RECORDS
 - H.C.C.F. = HARRIS COUNTY CLERKS FILE
 - C.M. = CONTROL MONUMENT
 - R.O.W. = RIGHT OF WAY

DRAWN BY: BC	JOB: HOLLYHURST STM
CHECKED BY: LGL	REV:
SHEET	1 OF 1

LUPHER, LLC TEXAS PROFESSIONAL LAND SURVEYORS TBPLS FIRM REGISTRATION NO.10193807 5421 BRYSTONE DRIVE HOUSTON, TX 77041 TELE: 281-501-8718	
HOUSTON PUBLIC WORKS	
APPROVAL _____ DATE _____	
SURVEY SECTION _____ RIGHT OF WAY SECTION _____	
KEY MAP No. 491 R	GIMS MAP No. 5157 D
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	