

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 1.098 ACRE TRACT OUT OF UNRESTRICTED RESERVE "A", ROSSEL HEALTH CENTER, A SUBDIVISION RECORDED UNDER FILM CODE NO. 391014 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING ALSO ALL OF A WARRANTY DEED TO ABDEL RAUF DOST RECORDED UNDER FILE NUMBER RP-2017-114516 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, LOCATED IN THE JOHN R. HARRIS SURVEY, ABSTRACT NO. 88 IN HARRIS COUNTY, TEXAS, SAID 1.098 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID ROSSEL HEALTH SUBDIVISION AND THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45 (300' RIGHT-OF-WAY);

THENCE, SOUTH 42° 40' 41" EAST, ALONG THE NORTHEAST PROPERTY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST PROPERTY LINE OF SAID RESTRICTED RESERVE "A" WITH THE SOUTHWEST LINE OF SAID HIGHWAY 45 A DISTANCE OF 161.78 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "TERAN GROUP RPLS 4603" SET IN THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT BEING ALSO ON THE MOST NORTHERLY CORNER OF A TRACT OF LAND TO HTD CORPORATION AND RECORDED UNDER CLERK FILE NO. V054831 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, ALSO BEING ON THE SOUTHWEST LINE OF SAID HIGHWAY 45;

THENCE, SOUTH 47° 19' 31" WEST, DEPARTING SAID LINE OF HIGHWAY 45 AND ALONG THE SOUTHEAST PROPERTY LINE OF THE HEREIN DESCRIBED TRACT AND BEING ALSO ALONG THE NORTHWEST PROPERTY LINE OF SAID TRACT TO HTD CORPORATION A DISTANCE OF 164.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 61° 04' 21" WEST, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST LINE OF SAID TRACT TO HTD CORPORATION, A DISTANCE OF 93.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 45° 32' 54" WEST, ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY LINE OF SAID TRACT TO HTD CORPORATION, A DISTANCE OF 17.59 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "TERAN GROUP RPLS 4603" SET IN THE WESTERLY CORNER OF SAID TRACT TO HTD CORPORATION FOR AN INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 4° 26' 59" EAST, ALONG THE EASTERNLY LINE OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY LINE OF SAID TRACT TO HTD CORPORATION AND PASSING AT 139.28 FEET A 5/8 IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF A TRACT TO KUNDAN LLC AS RECORDED UNDER FILE NO. T412383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, A TOTAL DISTANCE OF 161.14 FEET TO A 5/8 IRON ROD WITH CAP STAMPED "TERAN GROUP RPLS 4603" SET FOR AN INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ALSO A POINT ON THE SAID RESTRICTED RESERVE "A" TRACT;

THENCE, SOUTH 42° 28' 03" EAST, ALONG THE EASTERNLY LINE OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY LINE OF REMAINDER OF SAID RESTRICTED RESERVE "A", A TOTAL DISTANCE OF 138.28 FEET TO A 5/8 IRON ROD WITH CAP STAMPED "TERAN GROUP RPLS 4603" SET FOR AN INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ALSO ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SANTA ELENA STREET (60' RIGHT-OF-WAY);

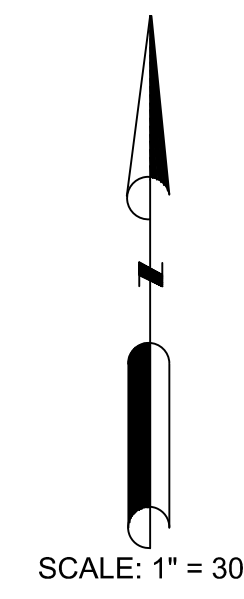
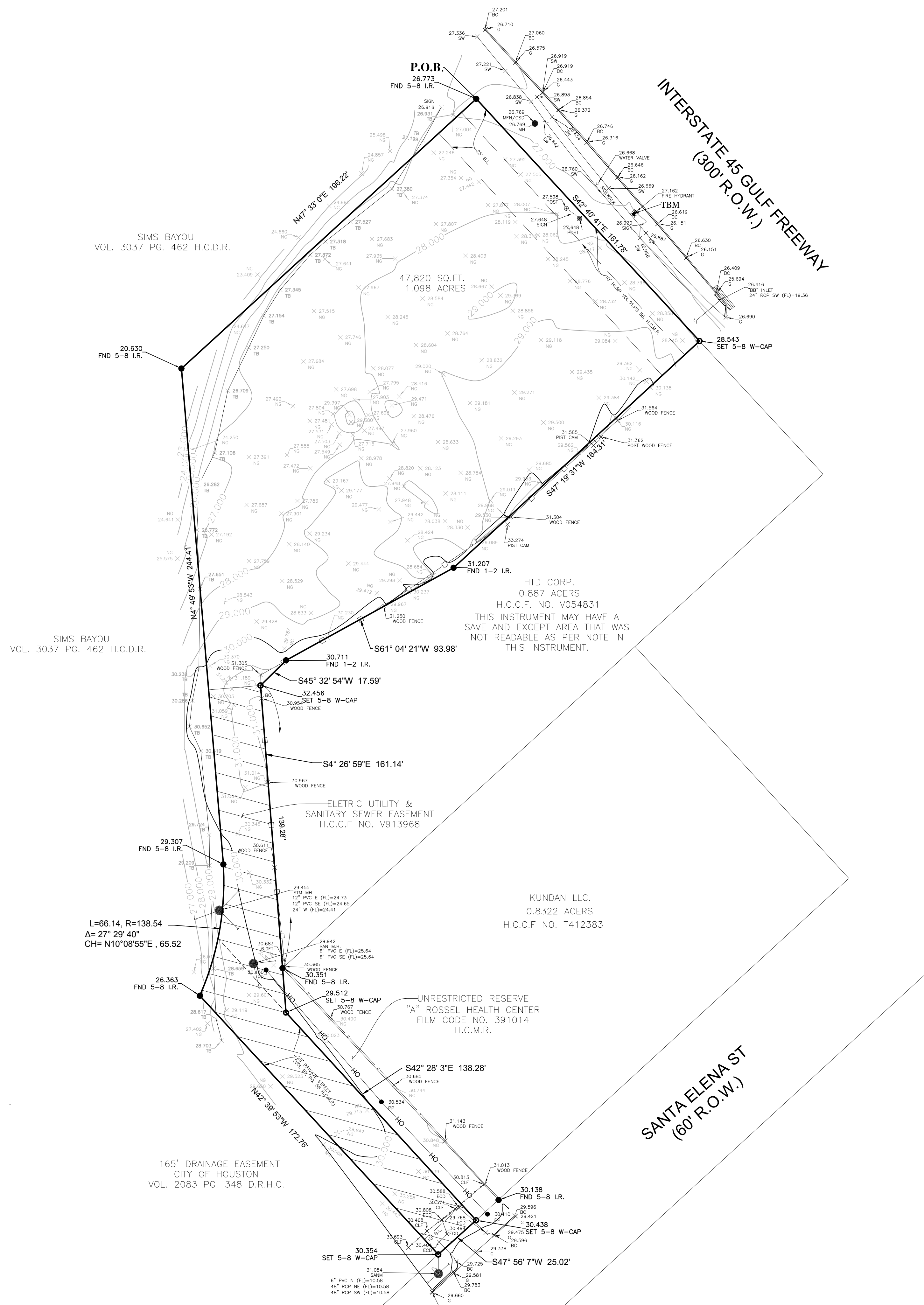
THENCE, SOUTH 47° 56' 07" WEST, ALONG THE MOST SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWESTERLY LINE OF SAID SANTA ELENA STREET, A TOTAL DISTANCE OF 25.02 FEET TO A 5/8 IRON ROD WITH CAP STAMPED "TERAN GROUP RPLS 4603" SET FOR AN INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ALSO ON THE MOST EASTERLY CORNER OF A TRACT FOR CITY OF HOUSTON DRAINAGE EASEMENT AS RECORDED UNDER VOLUME 2083, PAGE 348 DEED RECORDS OF HARRIS COUNTY;

THENCE, NORTH 42° 39' 53" WEST, ALONG THE MOST SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY LINE OF SAID CITY OF HOUSTON DRAINAGE, A TOTAL DISTANCE OF 172.76 FEET TO A 5/8 IRON ROD FOUND FOR AN INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ALSO ON THE EASTERLY LINE OF SIMS BAYOU AS RECORDED UNDER VOLUME 3037, PAGE 462 DEED RECORDS OF HARRIS COUNTY;

THENCE, IN THE NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SIMS BAYOU AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, ALONG THE ARCH OF A CURVE TO THE LEFT, HAVING A RADIUS OF 138.54 FEET, A CENTRAL ANGLE OF 27° 29' 40", AN ARCH LENGTH OF 66.14 FEET AND A CHORD WHICH BEARS NORTH 10° 08' 55" EAST WITH A CHORD DISTANCE OF 65.52 FEET TO A 5/8 IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 4° 49' 53" WEST, ALONG THE MOST WESTERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE EASTERLY LINE OF SAID SIMS BAYOU, A TOTAL DISTANCE OF 244.41 FEET TO A 5/8 IRON ROD FOUND FOR AN INTERNAL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 47° 33' 00" EAST, ALONG THE MOST NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERLY LINE OF SAID SIMS BAYOU, A TOTAL DISTANCE OF 196.22 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1.098 ACERS OR 47,820 SQ. FT. OF LAND.



General Notes

LEGEND

- POWER POLE
- B OR B INLET
- ⊕ FOOT
- ⊙ SURV LINE MARKER
- ★ SPRINKLER HEAD
- ▭ BUILDING
- ▬ WOOD FENCE
- CH — CHAR LINE FENCE
- HO — OVERHEAD LINE
- P — UNDERGROUND LINE
- FOUND IRON ROD
- FOUND IRON PIPE
- ⊙ UNDERGROUND CABLE MARKER
- ⊙ SET MONUMENTS BY TERAN GROUP
- FIRE HYDRANT
- BOLLARD
- PL PROPERTY LINE
- VOL. VOLUME
- PG. PAGE
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- H.C.F.C.D. HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- BL. BILLBOARD
- U.E. UTILITY EASEMENT
- ELEC. UTILITY & SANITARY SEWER EASEMENT H.C.C.F. NO. V913965

1. ALL BEARINGS REFERENCED ON TEXAS PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X SHADDED, ZONE AE AND FLOODING ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 48201C089M, REVISED JANUARY 6, 2017, FLOOD PLAIN ELEVATION: 29.30
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE IS PREPARED IN CONJUNCTION WITH THIS SURVEY.
4. ALL ELEVATIONS SHOWN HEREON ARE BASED ON FLOODPLAIN REFERENCE MARK NO. 030300 IS AN HXED BRASS DISC STAMPING C100 030300 FROM THE INTERSECTION OF HOWARD DRIVE AND IH 45 ON FEEDER BRIDGE ALONG SIDEWALK CENTERLINE OF BAYOU INTERCEPTION ELEV. 27.54 FEET NAVD 1988, 2001 ADJUSTED.
5. TBM "A" IS "LL" ON FLANGE FIRE HYDRANT PT#1263 AT ELEVATION: 27.38'

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY ALAMO TITLE INSURANCE, COMMITMENT NO. 7204001608891 AND DATED OCTOBER 2, 2018. TERAN GROUP HAS MADE NO INDEPENDENT STUDY OR SEARCH OF LEGAL DESCRIPTION OR EASEMENTS.



Orlando J. Teran 11/12/18
 ORLANDO J. TERAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4603

No.	Revision/Issue	Date

Firm Name and Address
TERAN GROUP
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 FAX: 713-244-9794

Project Name and Address
 1.098 ACERS OUT OF RESTRICTED RESERVE A ROSSEL HEALTH CENTER, FILM CODE NO. 391014 H.C.M.R. JOHN R. HARRIS SURVEY, A-27 HARRIS COUNTY, TEXAS

Project TERAN GROUP PROJECT NO. 2018-033	Sheet SHEET NO 1 OF 1
Date 11/9/18	Scale 1"=30'