

Boundary Description – Operations Center

STATE OF TEXAS

§

§

§

COUNTY OF HARRIS

§

Metes & Bounds Description

A tract of land containing 0.3123 Acre, in Unrestricted Reserve "A", Block 1, Emancipation One Center a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 687019 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on Film Code No. 687019 of the Map Records of Harris County, Texas)

COMMENCING at the intersection of the northerly right-of-way line of Elgin Street (platted as Elgin Avenue, 80 Feet wide) and the easterly right-of-way line of Emancipation Avenue (80 Feet wide);

THENCE, NORTH 32° 52' 00" EAST, with said easterly right-of-way line, a distance of 10.04 Feet to a point at the southwesterly corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 32° 52' 00" EAST, continuing with said easterly right-of-way line, a distance of 182.08 Feet to a point at the northwesterly corner of this tract;

THENCE, across and through the aforementioned Unrestricted Reserve "A" the following

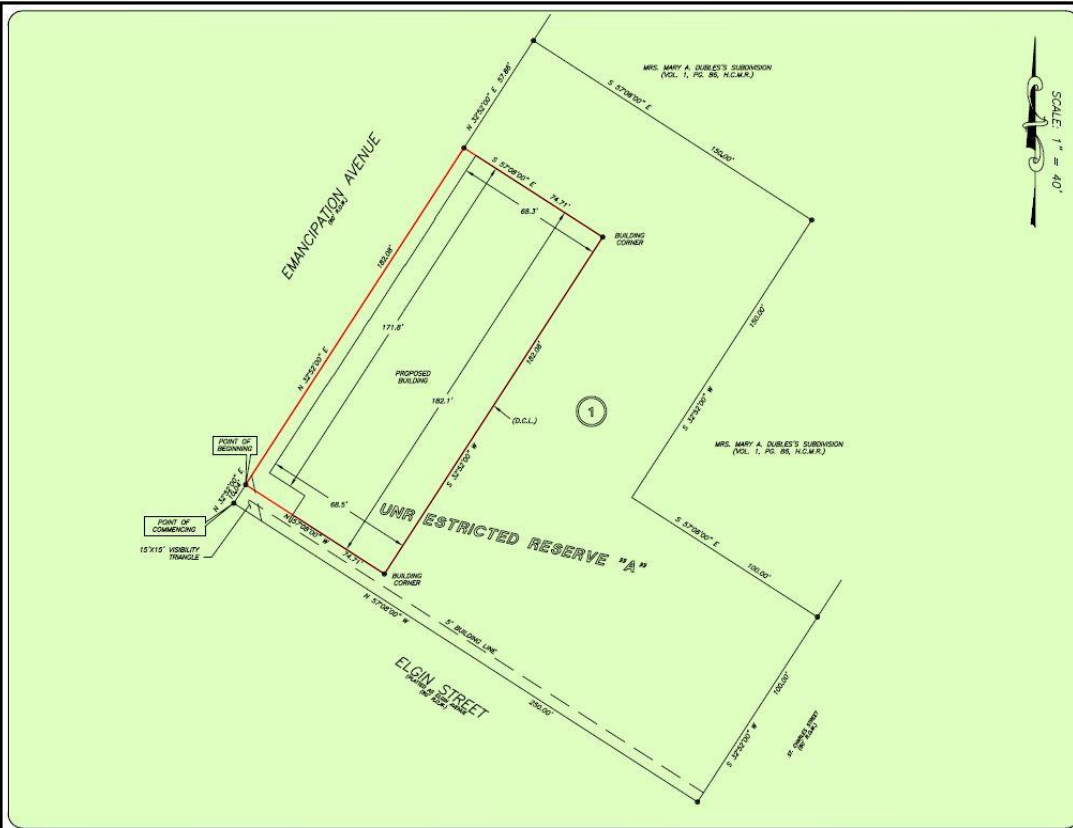
three (3) courses:

1. SOUTH 57° 08' 00" EAST, a distance of 74.71 Feet to a point at the northeasterly corner of this tract;
2. SOUTH 32° 52' 00" WEST, a distance of 182.08 Feet to a point at the southeasterly corner of this tract;
3. NORTH 57° 08' 00" WEST, a distance of 74.71 Feet to the POINT OF BEGINNING and containing 0.3123 Acre of land.

See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 19-08444
October 14, 2019



ADDRESS: 2401 ELGIN STREET
HOUSTON, TEXAS 77004
ORDERED BY: MARLON MARSHALL

**PLOT PLAN:
0.3123 ACRE
BEING PART OF
UNRESTRICTED RESERVE "A"
BLOCK 1
EMANCIPATION ONE CENTER**

A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER FILM CODE NO. 687019 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

NOTE: PLOT PLAN ONLY. ADDITIONAL IMPROVEMENTS MAY NOT BE SHOWN.
NOTE: PROPOSED RESIDENCE BASED ON PLANS PROVIDED
BY "MICHON REDEVELOPMENT AUTHORITY"
NOTE: MAY BE SUBJECT TO EASE RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.
NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
FIRM NO. 4831C 2000 W
MAP REVISION: 01/05/2017
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
ACCURACIES OF FEMA MAPS PRESENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: FILM CODE NO. 687019, H.C.M.R.

DRAWN BY: RC

TERRANCE MSH
PROFESSIONAL LAND SURVEYOR
NO. 4881
JOB NO. 19-0844
SOFTWARE: JLS 2019
REVISED: OCTOBER 11, 2019



PRECISION
surveyors

1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1585 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
850 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77079 1717 HE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FORM NO. 10063700

Boundary Description – LULAC 60 Clubhouse (3004 Bagby)

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (MIDTOWN)
CITY OF HOUSTON**

Tract 1 of 1 being a +/- 0.92 acre tract of land, centered on 3004 Bagby St in the O. Smith Abstract 696, City of Houston, Harris County, Texas and being more particularly described by the following: **Beginning** at intersection of east right-of-way of Bagby St and north right-of-way of Anita St, same being boundary line City of Houston TIRZ No. 2 Midtown (and west corner of +/- 1.43 acre LOVETTE SQUARE CONDO Property);

Then generally south southwest along east right-of-way of Bagby St to a point east and in line with south right-of-way line of Avondale St;

Then west across Bagby St and along south right-of-way line of Avondale St to a point due south of west right-of-way line of Baldwin St;

Then north along west right-of-way of Baldwin St to northeast corner of 0.0298 acre tract (TR 1F BLK 6 3000 BALDWIN STT/H U/R AVONDALE);

Then east by south across Baldwin St to east right-of-way of Baldwin St and north right-of-way of Anita St, same being corner 0.1214 acre tract (TR 1 & TR 12A BLK 6 FAIRGROUNDS);

Then east southeast along north right-of-way of Anita St, across Bagby St to east right-of-way of Bagby St, same being boundary line City of Houston TIRZ No. 2 Midtown (and west corner of +/- 1.43 acre LOVETTE SQUARE CONDO Property), and **point of beginning** of +/- 0.92 acre tract

