

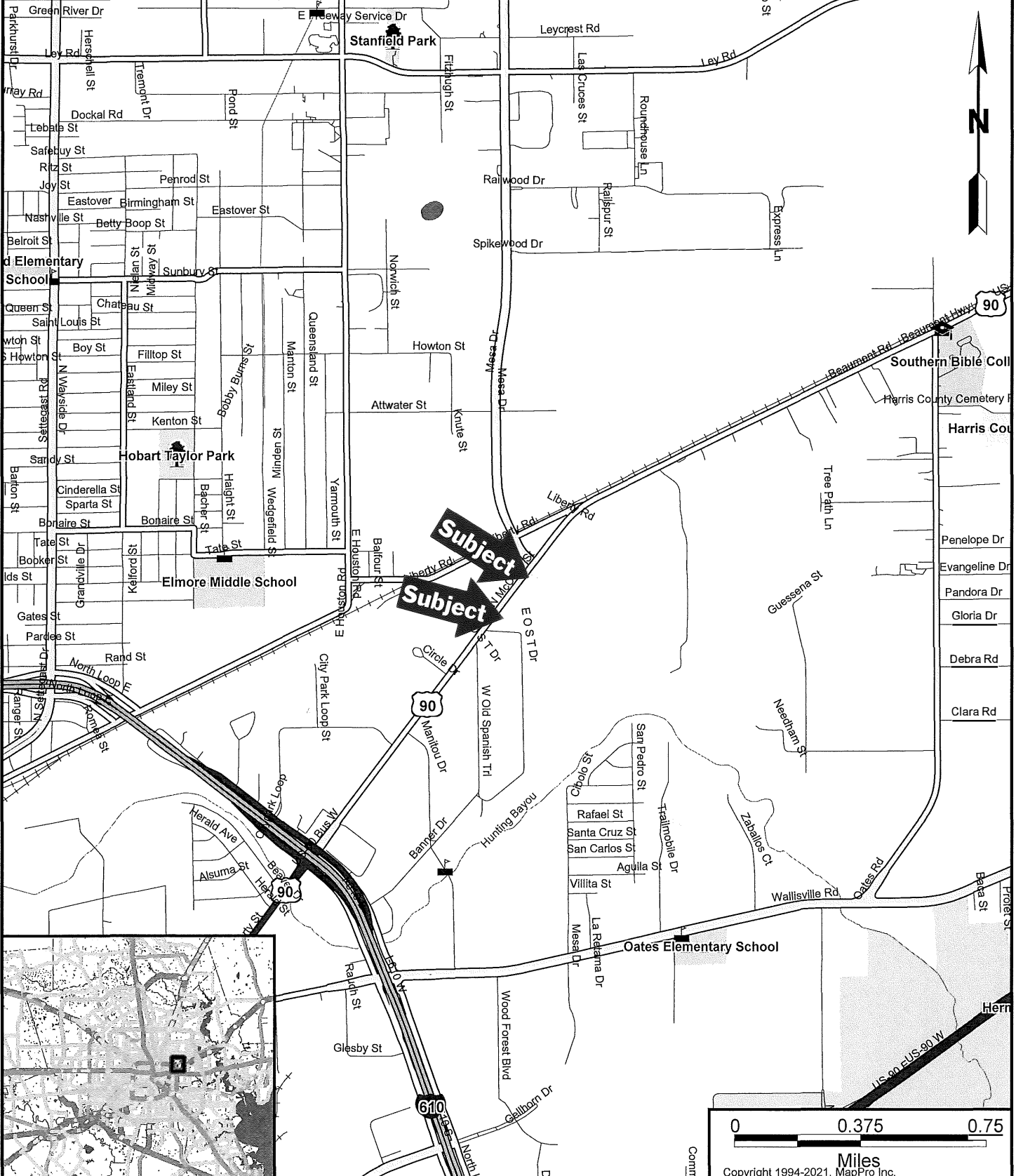
PROPERTY LOCATION MAP

Description: TRANSPORTATION AND DRAINAGE OPERATIONS FACILITY PROJECT

Parcels OY21-001 and OY21-002; Council District I; Key Map(s) 455V, 455U

WBS N-912022-0001-2

Prepared by: City of Houston, 611 Walker, 19th Floor, Houston, TX 77002



CAUTION:

Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

5216 NORTH MCCARTY DRIVE

A PARCEL CONTAINING 5.375 ACRES OR 234,136 SQUARE FEET OF LAND BEING PART OF UNRESTRICTED RESERVE "A", BLOCK 1, HOUSTON MACK / ISUZU AS RECORDED IN FILM CODE 559188 OF THE HARRIS COUNTY MAP RECORDS, AND OUT OF THAT CERTAIN TRACT CONVEYED TO GRADY INVESTMENTS OF HOUSTON, LLC, AS RECORDED IN FILE 20100511537 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.), SITUATED IN REELS & TROBOUGH SURVEY, ABSTRACT 59, CITY OF HOUSTON, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (All bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone, with a combined adjustment factor of 0.999870017)

COMMENCING (N=13,860,321.55, E=3,153,844.86) at a found 3/4-inch iron rod in the southeast line of North McCarty Drive (aka Business US 90U, right-of-way width varies per Volume 799 Page 524 of the Harris County Deed Records [H.C.D.R.] and Agreed Final Judgement Cause No. 1161375 Harris County Civil Court At Law No. 3), for the north corner of a certain tract conveyed to Houston Lighting & Power Company as recorded in Volume 1776 Page 590 and Volume 1776 Page 595 H.C.D.R., the west corner of said Reserve "A";

THENCE South 54°26'40" East, along the common line of said Reserve "A" and said Houston Lighting & Power Company tract, a distance of 13.23 feet to the **POINT OF BEGINNING** (N=13,860,313.86, E=3,153,855.62, from which a found 5/8-inch iron rod with TXDOT aluminum cap bears South 35°59'51" West, 1.29 feet), and the west corner of the herein described parcel;

THENCE along the southeast line of North McCarty Drive, the following courses and distances:

1. North 35°59'51" East, 3.42 feet to a found 5/8-inch iron rod with TXDOT aluminum cap for the point of curvature;
2. With a curve turning to the right having a radius of 11,519.14 feet, an arc length of 200.58 feet, a delta angle of 00°59'52", and a chord which bears North 35°29'55" East, 200.58 feet to a found 5/8-inch iron rod with TXDOT aluminum cap for the point of tangency;
3. North 34°59'59" East, 281.50 feet to a found 5/8-inch iron rod with TXDOT aluminum cap to a cut-back corner;
4. North 80°29'56" East, 85.77 feet to a point (from which a found 5/8-inch iron rod with TXDOT aluminum cap bears South 80°29'56" West, 1.86 feet) for the north corner of the herein described parcel;

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- 5. **THENCE** with a non-tangent curve turning to the right having a radius of 1,939.96 feet, an arc length of 225.21 feet, a delta angle of 06°39'05", and a chord which bears South 38°26'28" East, 225.08 feet to a set 5/8-inch iron rod with cap stamped "Landtech" in the west line of a certain 40-foot strip conveyed to C. Anthony Friloux, Jr. and Gerald A. Woolf, as recorded in File E997736 O.P.R.R.P.H.C. for the northeast corner of said Reserve "A" and the herein described parcel;
- 6. **THENCE** South 02°31'35" East, along the common line of said Reserve "A", said 40-foot strip Friloux tract, and a certain 40-foot fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 1887 Page 75 H.C.D.R., a distance of 615.07 feet to a found 3/4-inch iron rod (from which a fence post bears North 75°07'16" West, 0.82 feet) for the south corner of said Reserve "A", and the herein described parcel;
- 7. **THENCE** North 54°26'40" West, along the common line of said Reserve "A" and said Houston Lighting & Power Company tract, a distance of 653.41 feet to the **POINT OF BEGINNING** and containing 5.375 acres (234,136 square feet) of land.

Fieldwork completed in September 2021
Revised 4/4/2022: revised to show TXDOT acquisition


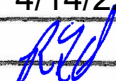


Nhuy Thi Nguyen 4/8/22
Texas Registered Professional Land Surveyor 6409



Landtech, Inc.
2525 North Loop West, Suite 300 | Houston, TX 77008
Phone: 713-861-7068 | TBPLS Firm No. 10019100
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LCI Project No. 21-2-0113.01

PARCEL NO	OY21-001
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DWG NO	71229

CHECKED 
DATE 4/14/22
APPROVED 

5202 NORTH MCCARTY DRIVE

A PARCEL CONTAINING 1.150 ACRES OR 50,097 SQUARE FEET OF LAND BEING OUT OF THAT CERTAIN TRACT CONVEYED TO GRADY INVESTMENTS OF HOUSTON, LLC AS RECORDED IN FILE 20100511599 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.), SITUATED IN THE REELS & TROBOUGH SURVEY, ABSTRACT 59, CITY OF HOUSTON, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (All bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone, with a combined adjustment factor of 0.999870017)

COMMENCING (N=13,860,198.42, E=3,153,756.63) at a found 5/8-inch iron rod in the southeast line of North McCarty Drive (aka Business US 90U, right-of-way varies per Volume 799 Page 524 of the Harris County Deed Records [H.C.D.R.], Agreed Final Judgement Cause No. 1161374 in Harris County Civil Court At Law No. 2) for the west corner of a certain tract conveyed to Houston Lighting & Power Company as recorded in Volume 1776 Page 590 and Volume 1776 Page 595 H.C.D.R., the north corner of said Graddy Investments of Houston, LLC, and the herein described parcel;

THENCE South 54°30'30" East, along the common line of said Houston Lighting & Power Company tract, and said Graddy Investments of Houston, LLC tract, a distance of 12.24 feet to the **POINT OF BEGINNING** (N=13,860,191.31, E=3,153,766.60, from which a found 5/8-inch iron rod with TXDOT aluminum cap bears South 35°59'51" West, 0.70 feet), and the north corner of the herein described parcel;

1. **THENCE** South 54°30'30" East, continuing along the common line of said Houston Lighting & Power Company tract, and said Graddy Investments of Houston, LLC tract, a distance of 581.29 feet to a set 5/8-inch iron rod with cap stamped "Landtech" in the north line of a 50-foot fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 783 Page 152 H.C.D.R. for the southeast corner of said Graddy Investments of Houston, LLC tract and the herein described parcel;
2. **THENCE** North 88°18'00" West, along the common line of said Graddy Investments of Houston, LLC tract and said 50-foot Houston Lighting & Power Company fee strip, a distance of 178.14 feet to set 5/8-inch iron rod with cap stamped "Landtech" for the southeast corner of a certain tract conveyed to Asmita Real Property, Inc. as recorded in Files 20110355703 and 20110355704 O.P.R.R.P.H.C., the southwest corner of said Graddy Investments of Houston, LLC tract and the herein described parcel;

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PROJ NO	
DWG NO	71229

- 3. **THENCE** North 54°23'00" West, along the common line of said Asmita Real Property, Inc. tract and said Graddy Investments of Houston, LLC tract, a distance of 434.11 feet to a point (from which a found 5/8-inch iron rod with TXDOT aluminum cap bears South 35°59'51" West, 0.69 feet) in the southeast line of North McCarty Drive for the north corner of the herein described parcel;
- 4. **THENCE** North 35°59'51" East, along the southeast line of North McCarty Drive, a distance of 98.14 feet to the **POINT OF BEGINNING**, and containing 1.150 acres (50,097 square feet) of land.



Fieldwork completed in September 2021
Revised 4/4/2022: revised to show TXDOT acquisition

 4/8/22
 Nhuy Thi Nguyen
 Texas Registered Professional Land Surveyor 6409



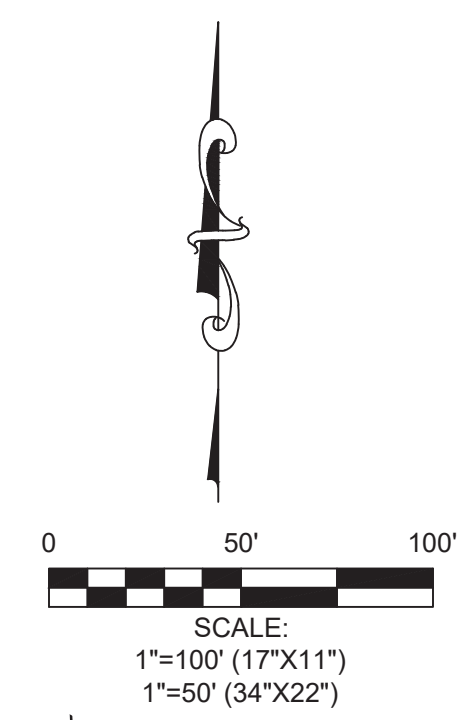
Landtech, Inc.
2525 North Loop West, Suite 300 | Houston, TX 77008
Phone: 713-861-7068 | TBPLS Firm No. 10019100
S:\2021\2120113 McCarty\SURVEY\BNDY\OY21-002 fn.docx
LCI Project No. 21-2-0113

PARCEL NO	<u>OY21-002</u>
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DWG NO	<u>71229</u>

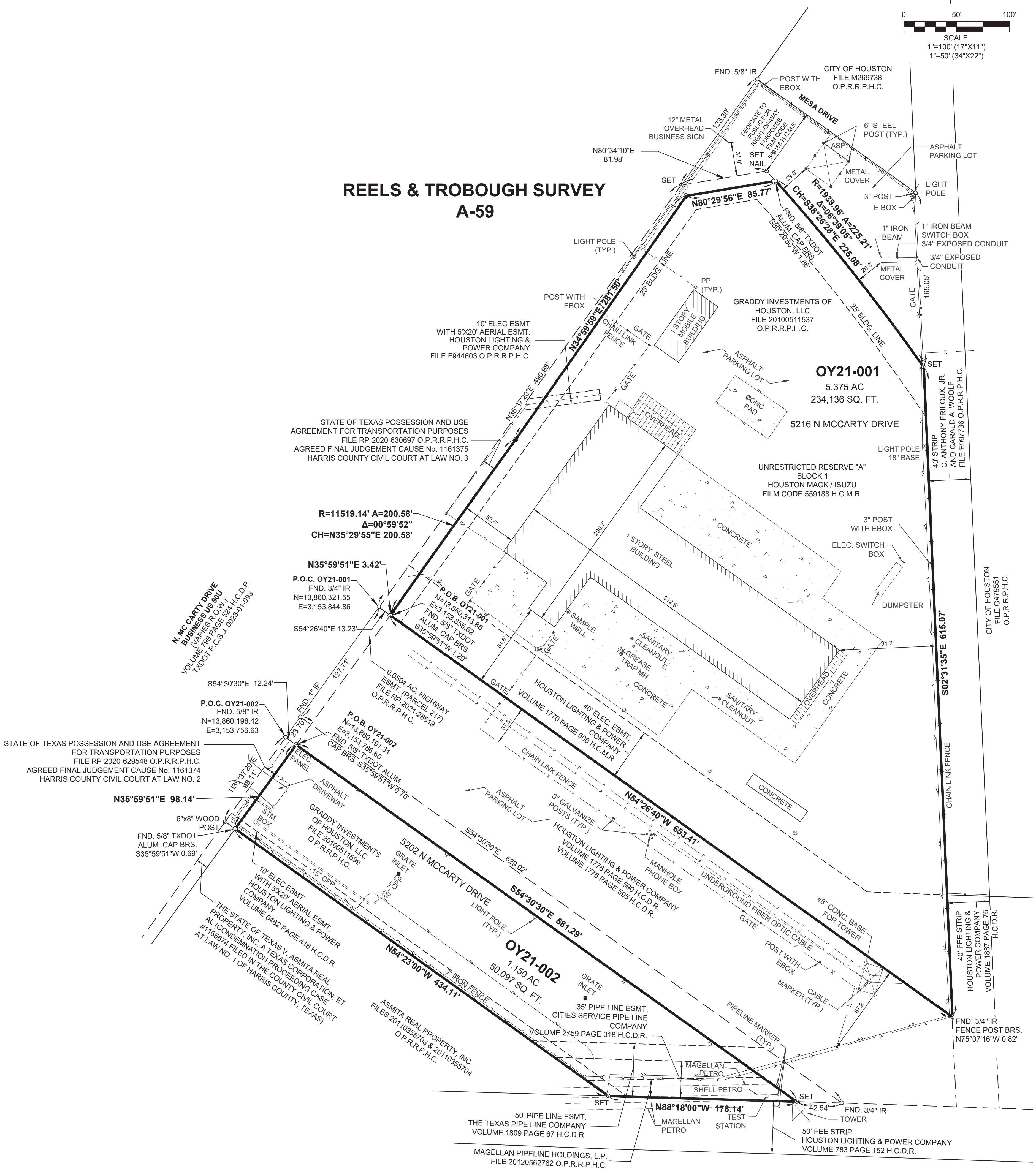
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 DATE 4/14/22
 APPROVED  _____

LEGEND:

- EBOX. ELECTRICAL BOX
- H.C.D.R. HARRIS COUNTY DEED RECORD
- H.C.M.R. HARRIS COUNTY MAP RECORD
- MH. MANHOLE
- O.P.R.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
- O SET SET 5/8" IR W/CAP "LANDTECH"
- STM. BOX STORM BOX
- R.O.W. RIGHT OF WAY
- FND. 5/8" IRON ROD WITH TXDOT ALUMINUM CAP



REELS & TROBOUGH SURVEY A-59



- NOTES:
1. BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999870017.
 2. DISTANCE ARE SURFACE IN US SURVEY FOOT.
 3. THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.
 4. FIELD WORK COMPLETED ON: SEPTEMBER 2021
 5. THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN, AND WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C0695M DATE JANUARY 6, 2017, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 6. PARCEL OY21-001 HAS A TITLE REPORT FROM TEXAS AMERICAN TITLE COMPANY, FILE NUMBER 2791021-09649 DATE SEPTEMBER 17, 2021.
 7. PARCEL OY21-002 HAS A TITLE REPORT FROM TEXAS AMERICAN TITLE COMPANY, FILE NUMBER 2791021-09650 DATE SEPTEMBER 20, 2021.



UPDATE 04/04/2022 : REVISED TO SHOW TXDOT ACQUISITION

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HOUSTON PUBLIC WORKS

APPROVAL 	4/14/22 DATE
SURVEY SECTION	RIGHT OF WAY SECTION
KEY MAP No.: 455U.V	GIMS MAP No.: 5659B
PARCEL NO.: OY21-001	
SCALE: 1" = 50'	
WBS NO.: N-922022-0001-2	
C.M. NO.	
DWG. NO.	