



CITY OF HOUSTON

Public Works and Engineering
Department

14E01012 **REVISED**
Interoffice

Correspondence

To: Dave Wilkens
Assistant Real Estate Manager
GSD 2nd Floor
Phone: (832) 393-8062

From: Office of Chief City Surveyor
Real Estate Services / Capital Projects

Date: January 23, 2018

Attn:

Subject: 0 Gainesborough Drive in the Unrestricted Reserve "A", Block 24, of Glenshire Section 7 Volume 197, Page 69 (H.C.M.R.) out of the H.T. & B.R.R. Company Survey A-1615.

JOB NO. N/A
PARCEL NO. SY15-025 REVISED
Drawing No. 11916R

The survey review of easement conveyance for Job # N/A has been approved. Attached are copies of the metes & bounds description along with the drawing describing and showing subject parcel.

Should you have any questions or require further information, please contact George Rodriguez at 832-395-2380.

A handwritten signature in black ink, appearing to read "George Rodriguez", written over a horizontal line.

George Rodriguez

GR:ga/xi

REAL PROPERTY DESCRIPTION
OF
PARCEL SY15-025:
0.8066 Acre
35,137 Square Feet

Being a 0.8066 acre (35,137 square feet) tract of land out of Unrestricted Reserve "A", Block 24 of Glenshire Section 7 as recorded in Volume 197, Page 69 of the Harris County Map Records (H.C.M.R.), being the residue of that same tract of land conveyed to Glenshire Municipal Utility District by deed recorded under Vol. 8477, Pg. 222 of the Harris County Deed Records (H.C.D.R.), dated June 15, 1971 and annexed by the City of Houston by Ordinance Number 77-2353, dated December 28, 1977, being situated in the H.T. & B.R.R. Company Survey, Abstract No. 1615, Harris County, Texas, 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 multiplying by a combined scale factor of 1.00013:

COMMENCING at a 5/8-inch iron rod (CM) found at the Southwest corner of Lot 8 of Block 24 of said Glenshire Section 7, same being situated in the East right-of-way of Gainsborough Drive, 60.00 feet wide as recorded in Volume 197, Page 69 H.C.M.R. and the North right-of-way line of Ravensworth Drive, 60.00 wide as recorded in Volume 197, Page 69 H.C.M.R., having grid coordinates of X= 3,063,576.18, Y=13,798,714.90;

THENCE North 02° 45' 57" West, along the East right-of-way line of said Gainsborough Drive, a distance of 105.00 feet to a 5/8-inch iron rod found for the point of curvature of a non-tangent curve to the left in the right-of-way cul-de-sac bulb of said Gainsborough Drive, 50.00 radius;

THENCE in a Northwesterly direction, along the right-of-way cul-de-sac bulb of said Gainsborough Drive and the arc of said non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 134° 36' 09", whose chord bears N 16° 55' 39" W – 92.26' feet, an arc length of 117.47 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for **POINT OF BEGINNING** and the Southeast corner of the herein described tract, same being the Southwest corner of Lot 10, Block 24 of said Glenshire Section 7 and a point of curvature of a continuous curve to the left in the right-of-way cul-de-sac bulb of said Gainsborough Drive, having grid coordinates of X=3,063,544.26, Y=13,798,908.01;

THENCE in a Southwesterly direction, along the right-of-way cul-de-sac bulb of said Gainsborough Drive and the arc of said continuous curve to the left, having a radius of 50.00 feet, a central angle of 97° 22' 10", whose chord bears S 47° 05' 12" W – 75.11' feet, an arc length of 84.97 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC set at the common east corner of said Unrestricted Reserve "A" and Lot 11, Block 24 of said Glenshire Section 7;

PARCEL NO	_____
PROJ NO	_____
DWG NO	<u>11916R</u>

THENCE South 87° 14' 03" West, along the common line of said Unrestricted Reserve "A" and said Lot 11, Block 24 a distance of 100.01 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set in the East line of and a Harris County Flood Control Drainage Easement as recorded under Vol. 6241, Pg. 477 of the Harris County Deed Records (H.C.D.R.) for the Southwest corner of the herein described tract;

THENCE North 02° 45' 57" West, along the common line of Unrestricted Reserve "A" and said Harris County Flood Control Drainage Easement, a distance of 285.00 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set at the Southwest corner of that called 0.1484 acre tract conveyed to Glenshire Community Association by deed recorded under File No. F413970 of the Official Public Records Real Property Harris County, Texas (O.P.R.R.P.H.C.T.), dated June 2, 1977. for the Northwest corner of the herein described tract;

THENCE South 58° 06' 54" East, along the common line of said 0.1484 acre tract and the Northeast line of there herein described tract, a distance of 212.50 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set at the Southeast corner of said 0.1484 acre tract, same being situated in the West line of said Lot 10, Block 24 and the East line of said Unrestricted Reserve "A" for the Northeast corner of the herein described tract;

THENCE South 05° 46' 31" West, along the common line of Unrestricted Reserve "A" and said Lot 10, Block 24, a distance of 117.05 feet, returning to the **POINT OF BEGINNING** of the herein described tract of land containing 0.8066 acres (35,137 square feet) of land, more or less.

PARCEL NO	_____
PROJ NO	_____
DWG NO	<u>11916K</u>

Notes:

1. The coordinates and bearings shown hereon based on the Texas Coordinate System, Central Zone (4203), NAD 83 (2011 adj.), as derived by multiple GPS observations utilizing the Leica Smartnet RTK network. The coordinates shown hereon are grid and may be converted to surface by multiplying the grid coordinate by the average combined scale factor of 1.00013.
2. A survey plat of even date accompanies this legal description.

Revised January 15, 2018 to revise boundary.

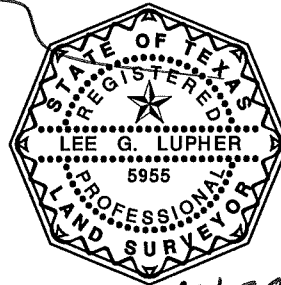
This Real Property Description is based upon a Texas Society of Professional Surveyors Category 1A, Condition II, Land Title Survey performed under the direct supervision of Lee G. Lupher RPLS in November of 2017.

A survey plat of the same date herewith accompanies this legal description.



Lee G. Lupher, RPLS
Texas Registration No. 5955

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

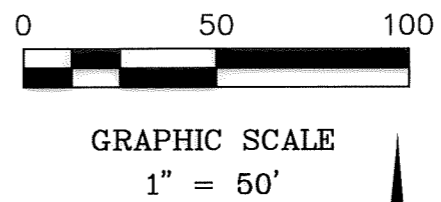
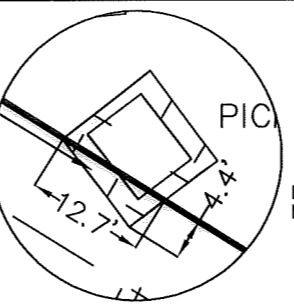
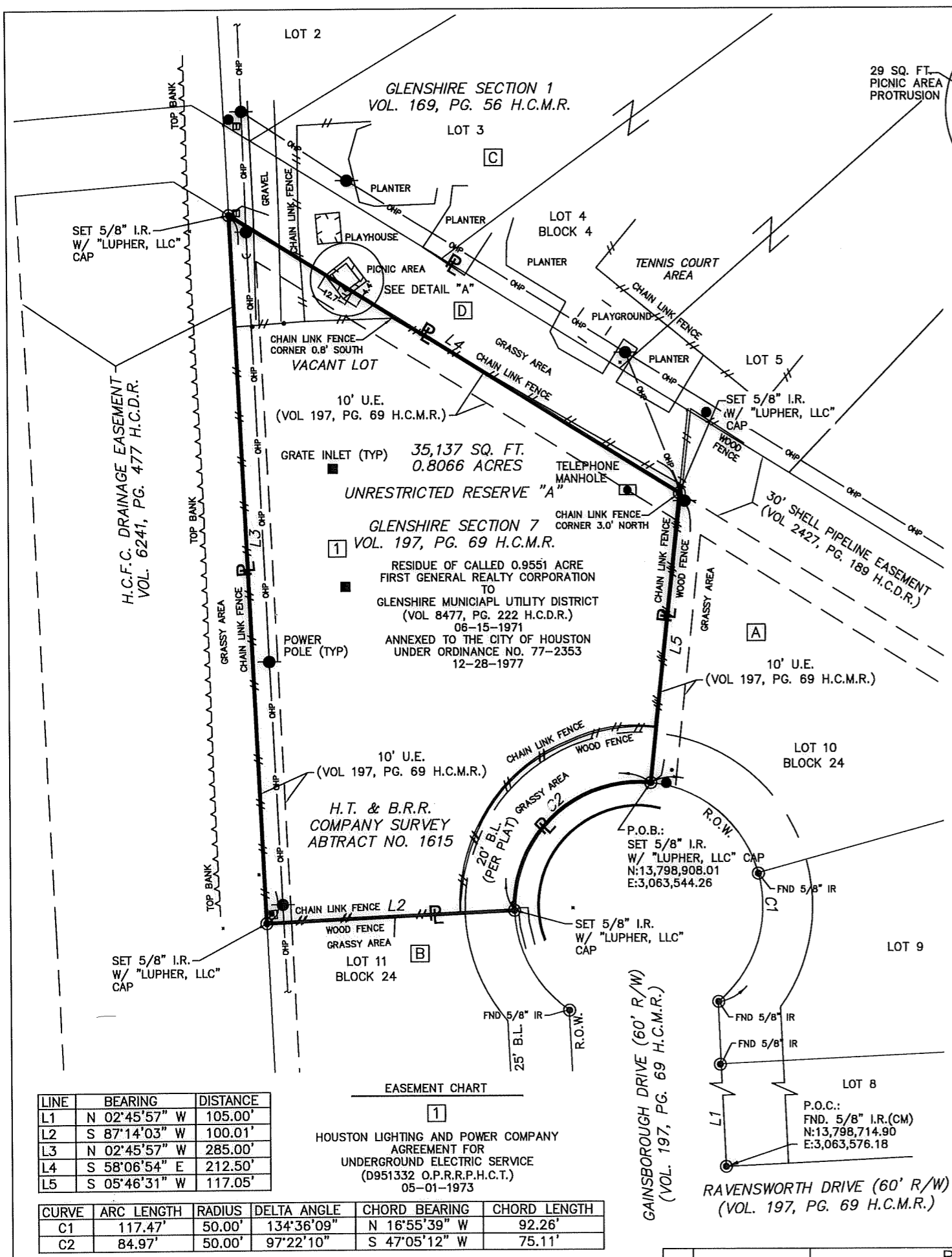


11/29/2017

Checked: _____ 

Date: 1/23/18

Approved: 

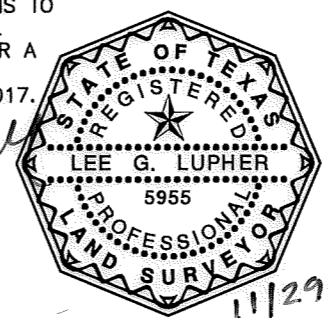


LOCATION MAP
LAND TITLE SURVEY
PARCEL SY15-025
0.8066 ACRES (35,137 SQ. FT.)
OUT OF
UNRESTRICTED RESERVE "A", BLOCK 24
GLENSHIRE SECTION 7
VOL. 197 PG. 069 H.C.M.R.
H.T. & B.R.R. COMPANY SURVEY, A-1615
HOUSTON, HARRIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO THE THE CITY OF HOUSTON, TEXAS, AND CHICAGO TITLE INSURANCE COMPANY AS FOLLOWS: 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 29TH DAY OF NOVEMBER, 2017.

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



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 MULTIPLE GPS OBSERVATIONS ON THE CONTROLLING MONUMENTS UTILIZING THE LEICA "SMARTNET" RTK NETWORK. THE COORDINATES SHOWN HEREON ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE GRID COORDINATE BY THE AVERAGE COMBINED SCALE FACTOR OF 1.00013.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION AND 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. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED 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. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NO. 48201C0845L DATED JUNE 18, 2007.
5. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH TITLE COMMITMENT FOR TITLE INSURANCE WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2016 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, UNDER G.F. NO. 1049000252. NO FURTHER RESEARCH HAS BEEN PERFORMED BY LUPHER, LLC.

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

CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

APPROVAL: *[Signature]* DATE: 1/23/18
 SURVEY SECTION RIGHT OF WAY SECTION

LINE	BEARING	DISTANCE
L1	N 02°45'57" W	105.00'
L2	S 87°14'03" W	100.01'
L3	N 02°45'57" W	285.00'
L4	S 58°06'54" E	212.50'
L5	S 05°46'31" W	117.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.47'	50.00'	134°36'09"	N 16°55'39" W	92.26'
C2	84.97'	50.00'	97°22'10"	S 47°05'12" W	75.11'

OWNERSHIP TABLE

Block/Parcel	Owner	Acquirement Date
LOT 10, BLOCK 24	RICHARD BEACH CONSTRUCTION CO. TO RONALD E. BAKER, ET UX. (E095322 175-23-2555)	02-19-1974
LOT 11, BLOCK 24	RACHAEL A. ROTH AND JAMES BRADLEY LANDURETH TO JAMES BRADLEY LANDURETH, ET UX. (20130079999 041-52-0694)	02-11-2013
LOTS 1 - 5, BLOCK 4 OF GLENSHIRE SECTION 1	MANAGEMENT CERTIFICATE FOR GLENSHIRE COMMUNITY ASSOCIATION (20130638893 089-99-1789)	12-18-2013
0.1484 ACRE	GLENSHIRE MUNICIPAL UTILITY DISTRICT TO GLENSHIRE COMMUNITY ASSOCIATION (F413970 183-04-1276)	06-02-1977

REVISIONS		SHEET 1 OF 1
1	1/15/18 REMOVE MUD TRACT, ADD PROTRUSION	

