METES AND BOUNDS DESCRIPTION
OF A 0.1550 OF ONE ACRE TRACT IN THE
McGREGOR & DEMERITT’S SOUTHMORE ADDITION
OUTLOT 109
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

0.1550 of one acre (6,750 square feet) of land in the Obedience Smith Survey, Abstract No. 696, Harris County, Texas, being a portion of Lots 9, 11 and 12 and all of Lot 8, Block 6 in Outlot 109 of MacGregor & Demeritt’s Southmore Addition, as shown on the plat thereof, recorded under Volume 2, Page 61 in the Harris County Map Records (H.C.M.R.) and described in a deed dated November 12, 2002 from Personal Care Homes of Houston and T.J. Collier to Metropolitan Transit Authority of Harris County, Texas, as recorded under Harris County Clerk’s File (H.C.C.F.) No. W223106, Film Code No. 559-16-1409 of the Official Public Records of Real Property Harris County, Texas (O.P.R.O.R.P.H.C.T.); said 0.1550 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a point in the existing southeasterly right-of-way line of San Jacinto Street (70’ R.O.W.), being in the northwesterly line of said Lot 9, same being the westerly corner of that certain tract of land conveyed to Milton A. Frost, Jr. by deed dated August 21, 1973 and recorded under H.C.C.F. No. U958162 of said Official Public Records, same being the northerly corner of said Metropolitan Transit Authority of Harris County, Texas tract and for the northerly corner of the herein described tract, having surface coordinates of \( N = 13,831,889.15 \) and \( E = 3,116,175.19 \), from which an “X” cut in concrete bears North 02°19’ East, 0.18 feet and from which a found 1-1/4 inch iron pipe (bent) at the intersection of the southeasterly right-of-way line of San Jacinto Street with the existing northeasterly right-of-way line of Rosedale Street (80’ R.O.W.) bears North 35°51’12” East, 170.02 feet. All bearings and coordinates are based Texas Coordinate System, South Central Zone, North American Datum 1983. Coordinates shown herein are surface and may be converted to grid by multiplying by a combined scale factor of 0.999888857914;

THENENCE, South 57°08’48” East, 112.50 feet along the southwesterly line of said Milton A. Frost, Jr. tract, being the northeasterly line of said Metropolitan Transit Authority of Harris County, Texas tract and over and across said Lot 11 to a found 5/8-inch iron rod with plastic cap at the westerly corner of Lot 7, Block 1 Forty Nine Hundred Caroline Boulevard, a subdivision of record under Film Code No. 608038 of said Map Records, being the southerly corner of said Milton A. Frost, Jr. tract, same being the easterly corner of said Metropolitan Transit Authority of Harris County, Texas tract, also being the northerly corner of that certain tract of land conveyed to John Thomas McCants and wife, Nan Blackmon McCants by deed dated December 12, 1984 and recorded under H.C.C.F. No. U839865, Film Code No. 003-71-1580 of said Official Public Records;
THENCE, South 32°51'12" West, 60.00 feet over and across said Lot 11 and said Lot 12, being the westerly line of said McCants tract, same being the easterly line of said Metropolitan Transit Authority of Harris County, Texas tract to the westerly corner of said McCants tract, same being the southerly corner of said Metropolitan Transit Authority of Harris County, Texas tract, from which a found 5/8-inch iron rod bears North 14°26' East, 0.22 feet and a found 1/2-inch iron rod bears South 63°49' East, 0.19 feet;

THENCE, North 57°08'48" West, 112.50 feet continuing over and across said Lot 12, along the southwesterly line of said Lot 8 and said Metropolitan Transit Authority of Harris County, Texas tract, being the northeasterly line of Lot 7, Block 6 of said MacGregor & Demeritt’s Southmore Addition to a found 3/4-inch iron rod in the existing southeasterly right-of-way line of San Jacinto Street, being the northerly corner of said Lot 7, same being the westerly corner of said Lot 8 and said Metropolitan Transit Authority of Harris County, Texas tract, from which a found 5/8-inch iron rod bears South 72°59' East, 0.09 feet and a found 5/8-inch iron rod with cap bears North 03°35' East, 0.21 feet;

THENCE, North 32°51’12” East, 60.00 feet along the existing southeasterly right-of-way line of San Jacinto Street, being the northwesterly line of said Metropolitan Transit Authority of Harris County, Texas tract to the POINT OF BEGINNING, and containing 0.1550 of one acre (6,750 square feet) of land.

A plat of even date accompanies this property description.

I do hereby certify that this metes and bounds description and accompanying plat conform to the current General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveyors.

Bill Wedelich
R.P.L.S. No. 4098

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