

STATE OF TEXAS §
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COUNTY OF HARRIS §

A TRACT OR PARCEL OF LAND CONTAINING 0.1148 ACRES, (5,000 SQUARE FEET), BEING FRACTIONAL LOT 23, BLOCK 45, SECOND SECTION OF MEINEKE ADDITION, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 572, PAGE 580, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO FRACTIONAL LOT 8, BLOCK 45, SECOND SUBDIVISION OF HYDE PARK MAIN ADDITION, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 485, PAGE 375, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.1148 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO RUSSELL EPSTEIN BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20060195826 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT CF NO. 648139 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

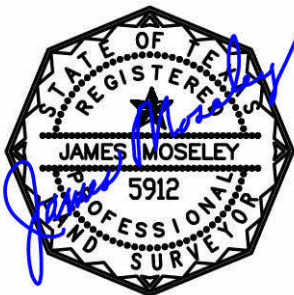
BEGINNING at a capped, (Precision Surveyors), iron rod found on the southerly right-of-way line of Indiana Street, (50.00 Foot Right-of-Way, Platted as Indiana Avenue), for the northwest corner of that certain tract of land being the west one-half of Lot 24, Block 45, of said Second Section of Meineke Addition, as conveyed to Lara Lucy Vartivarian by instrument recorded in Document CF No. 20140450494 of the Official Public Records of Harris County, Texas, same being the northeast corner of said Lot 23, same being the northeast corner and POINT OF BEGINNING of the herein described tract, from which a calculated point for the intersection of the southerly right-of-way line of Indiana Street with the westerly right-of-way line of Windsor Street, (60.00 Foot Right-of-Way), bears, N 60°18'40" E, a distance of 300.00 feet;

Thence, S 29°41'20" E, along the common line of said Vartivarian Tract, a distance of 100.00 feet to a calculated point on a fence corner post found on the common line of Michigander, Amending Plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 648139 of the Map Records of Harris County, Texas, for the southwest corner of said Vartivarian Tract, same being the southeast corner of the herein described tract;

Thence, S 60°18'40" W, along the common line of said Michigander, Amending Plat No. 1, a distance of 50.00 feet to a calculated point for the northwest corner of said Michigander, Amending Plat No. 1, same being the southeast corner of Indiana Terrace, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 679621 of the Map Records of Harris County, Texas, same being the southwest corner of the herein described tract, from which a fence corner post found for reference bears, S 12°26'00" E, a distance of 0.87 feet;

Thence, N 29°41'20" W, along the common line of said Indiana Terrace, a distance of 100.00 feet to a calculated point on the southerly right-of-way line of Indiana Street for the northeast corner of said Indiana Terrace, same being the northwest corner of said Lot 8, same being the northwest corner of the herein described tract, from which a ½" iron rod found for reference bears, S 59°26'54" W, a distance of 0.91 feet;

Thence, N 60°18'40" E, along the southerly right-of-way line of Indiana Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1148 acres or 5,000 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 18-06526
June 25, 2018

See Drawing Attached