

**0.2870 ACRES
STATE OF TEXAS
COUNTY OF HARRIS
H. REINERMAN SURVEY, ABSTRACT NO. 644**

BEING A 0.2870 ACRE TRACT OF LAND, SITUATED IN THE HENRY REINERMAN SURVEY, ABSTRACT NUMBER (NO.) 644, HARRIS COUNTY, TEXAS AND ALSO BEING OUT OF AND A PART OF LOT 194 OF SHADY ACRES SUBDIVISION, SECOND SECTION, AS RECORDED IN VOLUME (VOL.) 07, PAGE (PG.) 23 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID 0.2870 ACRES, ALSO BEING THAT CERTAIN TRACT OF LAND AS DEEDED TO DOROTHY E. HAVERS & HALLE B. HAVERS, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. D333933 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 3/8-inch iron pipe found on the South Right-of-Way (R.O.W.) of West 23rd Street (70 foot wide Public R.O.W.), marking the Northwest corner of Lot 16, Block 1 of Shadyacres Second Section Partial Replat No. 2, as recorded in Film Code (F.C.) No. 661052, H.C.M.R. and Northeast corner of a tract of land as deeded to Octaviano O. Escalante and Antonia Escalante, recorded in H.C.C.F. No. N250661;

THENCE, South 87°51'19" West, along the South R.O.W. of West 23rd Street, a distance of 63.00 feet to a 1/2-iron rod (capped "Tetra") set for the **POINT OF BEGINNING** and Northeast corner of the herein described tract of land, said rod also being the Northwest corner of said Escalante tract;

THENCE, South 00°34'55" West, along the West line of said Escalante tract, a distance of 99.62 feet to the Southwest corner of said Escalante tract and Point for Corner of the herein described tract;

THENCE, North 87°51'19" East, along the South line of said Escalante tract, a distance of 59.18 feet to a 5/8-inch iron rod (capped "Windrose") found for the most Westerly Northwest corner of Lot 13, Block 1 of said Shadyacres Second Section Partial Replat No. 2 and most Easterly Northeast corner of the herein described tract;

THENCE, South 03°10'19" West, along the West line of said Shadyacres Second Section Partial Replat No. 2, a distance of 73.56 feet to a 5/8-inch iron rod (capped "Windrose") found for Point for Corner of the herein described tract;

THENCE, South 02°58'47" East, continuing along said West line, a distance of 20.35 feet to a 5/8-inch iron rod (capped "Windrose") found for the Southeast corner of the herein described tract of land;

THENCE, South 87°38'49" West, along the South line of the herein described tract and across said Lot 194, a distance of 113.87 feet to a Point for Corner marking the Northwest corner of a tract of land deeded to the City of Houston, as recorded in H.C.C.F. No. B286727 and the Southwest corner of the herein described tract of land, said point lies on the East line of a called 4.546 Acre tract of land deeded to the City of Houston, as recorded in H.C.C.F. No. D240253 from which a 1/2-inch iron pipe found bears North 87°38'49" East a distance of 1.56 feet;

THENCE, North 02°59'40" West, along the East line of said 4.546 Acre tract, a distance of 94.02 feet to the most Westerly Northwest corner of the herein described tract from which a found 3/4-inch iron pipe bears South 87°51'19" West, 0.4 feet, said corner also being the Southwest corner of a tract of land as deeded to Rosemary Limon Montana, recorded in H.C.C.F. No. Z237140;

THENCE, North 87°51'19" East, along the South line of said Montana tract, a distance of 47.25 feet to the Southeast corner of said Montana Tract and Point for Corner of the herein described tract;

THENCE, North $00^{\circ}34'55''$ East, along the West line of said Montana tract, a distance of 99.62 feet to the most Northerly Northwest corner of the herein described tract of land which lies on the South R.O.W. of said West 23rd Street;

THENCE, North $87^{\circ}51'19''$ East, along said West 23rd Street, a distance of 15.36 feet to the **POINT OF BEGINNING** of the herein described tract and containing within these calls 0.2870 Acres, or 12,500 Square Feet of land.