

**A MUNICIPAL SETTING DESIGNATION ORDINANCE PROHIBITING THE USE OF DESIGNATED GROUNDWATER BENEATH A TRACT OF LAND CONTAINING 13.3937 ACRES COMMONLY KNOWN AS 1200-1201 FANNIN STREET, 1070 DALLAS STREET, 1212 SAN JACINTO STREET AND 1315 MAIN STREET SUITE #990, AND PORTIONS OF THE ADJACENT RIGHTS-OF-WAY OF DALLAS STREET, POLK STREET, CLAY STREET, MAIN STREET, FANNIN STREET, SAN JACINTO STREET AND CAROLINE STREETS, HOUSTON, HARRIS COUNTY, TEXAS; SUPPORTING ISSUANCE OF A MUNICIPAL SETTING DESIGNATION BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AT THE REQUEST OF LVA4 HOUSTON GREENSTREET, LP; CONTAINING OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality ("TCEQ") to create municipal setting designations; and

**WHEREAS**, on August 22, 2007, by Ordinance No. 2007-959, the City Council adopted Article XIII, of Chapter 47, Code of Ordinances, Houston, Texas, to provide a process for establishing municipal setting designation ordinances and amended that process on July 14, 2010, by Ordinance No. 2010-556; and

**WHEREAS**, Sections 47-765(c) and 47-767(a) of the Code of Ordinances, Houston, Texas, authorize municipal setting designation ordinances that prohibit the use of designated groundwater as potable water and thereby enable the TCEQ to certify a municipal setting designation for designated property; and

**WHEREAS**, on January 5, 2018, **LVA4 Houston GreenStreet, LP** ("Applicant") applied to the Director of Houston Public Works, requesting that the City Council support a municipal setting designation ordinance for property that is located

generally at 1200-1201 Fannin Street (3.6443 acres), 1070 Dallas Street (0.3681 acres) 1212 San Jacinto Street (0.3614 acres), 1315 Main Street Suite #990 (1.4847), and portions of rights-of-way of Dallas, Polk, Clay, Main, Fannin, San Jacinto and Caroline streets (7.5352 acres for a total of 13.3937 acres), Houston, Harris County, Texas 77002; and

**WHEREAS**, on December 13, 2018, the Director of Houston Public Works conducted a public meeting at the Houston Permitting Center, 1002 Washington Avenue, Houston, TX 77002, as required by Section 47-764 of the Code of Ordinances, and notified the community when the City Council public hearing would occur; and

**WHEREAS**, the Regulation and Neighborhood Affairs City Council Committee, designated by the Mayor, conducted a public hearing on January 17, 2019; and

**WHEREAS**, the City Council finds that:

(1) the application meets the eligibility criteria of Section 361.803 of the Texas Health and Safety Code;

(2) the municipal setting designation will not have an adverse effect on the current or future water resource needs or obligations of the City of Houston;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of designated property; and

(4) this Municipal Setting Designation Ordinance is necessary because the concentrations of contaminants of concern exceed human ingestion protective

concentration levels, and the establishment of a municipal setting designation will allow the property to be brought back into productive use; and

**WHEREAS**, City Council finds that the Director of Houston Public Works on behalf of City Council, in accordance with the Charter of the City of Houston, state law, and the ordinances of the City of Houston, has given the required notices, the Regulation and Neighborhood Affairs City Council Committee has held the required public hearing regarding this Municipal Setting Designation Ordinance and all procedural requirements have been satisfied; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That for purposes of this Municipal Setting Designation Ordinance, the "designated property" means the property as described in **Exhibit A**, attached to this Ordinance and incorporated by reference herein.

**Section 2.** That for purposes of this Municipal Setting Designation Ordinance, "designated groundwater" means groundwater beneath the designated property to a depth not to exceed 200 feet that is prohibited from use as potable water by this Ordinance.

**Section 3.** That use of the designated groundwater from beneath the designated property as potable water, as that term is defined in Section 47-761 of the Code of Ordinances, Houston, Texas, is prohibited.

**Section 4.** That the designated property must receive a certificate of completion or other analogous documentation issued by the TCEQ or the United States Environmental Protection Agency ("EPA") showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety

Code have been completed to the satisfaction of the TCEQ or EPA within the time period required by them.

**Section 5.** That the City Council supports the application to the TCEQ for a municipal setting designation on the designated property, with the following comment:

The TCEQ and the EPA, as agencies charged to protect human health and the environment, are requested to thoroughly review the conditions on the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

**Section 6.** That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations and all ordinances, rules, and regulations of the City of Houston. The City Council's approval of a municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

**Section 7.** That approval of this Municipal Setting Designation Ordinance shall not be construed to subject the City of Houston to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

**Section 8.** That within 30 days after adoption of this Municipal Setting Designation Ordinance, the Applicant shall provide the Director of Houston Public Works with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the City's geographic information system and its integrated land management system, and shall provide an electronic file

showing the location of the designated property and the designated groundwater to the Harris County Appraisal District in a format compatible with its system.

**Section 9.** That within 30 days after adoption of this Municipal Setting Designation Ordinance, the Director of Houston Public Works shall send a certified copy of this ordinance to the Applicant, the TCEQ, and the EPA.

**Section 10.** That the Applicant shall provide the Director of Houston Public Works with a copy of the municipal setting designation certificate issued by the TCEQ pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

**Section 11.** That within 30 days after receipt of the municipal setting designation certificate from the TCEQ, the Director of Houston Public Works shall file a certified copy of this Municipal Setting Designation Ordinance in the deed records of Harris County.

**Section 12.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

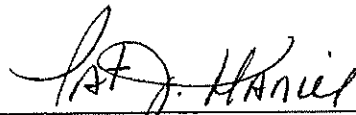
**Section 13.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on that date and shall take effect immediately upon its passage and approval by the mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 27<sup>th</sup> day of March, 2019.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is APR 02 2019.



\_\_\_\_\_  
City Secretary

**Assistant**

(Prepared by Legal Department

(WC/gd 2/21/2019

(Requested by Carol Ellinger Haddock, P.E., Director, Houston Public Works)

(L.D. File No. 066-1900007-001)

  
Senior Assistant City Attorney

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW DATE: APR 02 2019

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
ABSENT		MARTIN
✓		LE
ABSENT		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**Survey of Designated Property**  
(15 pages)



EXHIBIT A

**LEGAL DESCRIPTION OF THE PROPERTY**

**TRACT I**

A TRACT OR PARCEL CONTAINING 1.1042 ACRES OR 48,097 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING OUT OF BLOCK 272, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.4728 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523, SAVE AND EXCEPT A CALLED 0.3681 ACRE TRACT CONVEYED TO HA HOTEL PARTNERS, L.P. AS RECORDED IN H.C.C.F. NO. 20140521317 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 1032.07 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID POLK STREET, AND THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT OF WAY) AND MARKING THE PLACE OF BEGINNING AND SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY R.O.W LINE OF POLK AVENUE, A DISTANCE OF 252.37 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. LINE OF MAIN STREET (90' R.O.W.) AND SAID NORTHEASTERLY R.O.W. LINE OF POLK AVENUE FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET, A DISTANCE OF 250.04 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) AND SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 125.86 FEET TO AN "X" CUT SET MARKING A NORTHWESTERLY CORNER OF SAID 0.3681 ACRE TRACT AND THE MOST NORTHERLY EAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 53 MIN. 36 SEC. WEST, DEPARTING SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 118.55 FEET TO AN "X" CUT SET FOR THE WESTERLY CORNER OF SAID 0.3681 ACRE TRACT AND AN INTERIOR CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 06 MIN. 24 SEC. EAST, A DISTANCE OF 126.59 FEET TO AN "X" CUT SET ON SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 33 DEG. 29 MIN. 28 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET, A DISTANCE OF 2.62 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 128.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.1042 ACRES OR 48,097 SQUARE FEET OF LAND MORE OR LESS.

**TRACT II**

A TRACT OR PARCEL CONTAINING 1.0843 ACRES OR 47,233 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING OUT OF BLOCK 273, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.085 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE

(WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 700.20 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET, AND THE NORTHWESTERLY R.O.W. LINE OF SAN JACINTO STREET (80' R.O.W.) MARKING THE SOUTHERLY CORNER OF A CALLED 0.362 ACRE TRACT TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET MARKING THE WESTERLY CORNER OF SAID 0.362 ACRE TRACT AND THE SOUTHERLY CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, CONTINUING WITH SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) AND THE NORTHEASTERLY R.O.W. LINE OF SAID POLK STREET FOR THE WESTERLY CORNER OF SAID 1.085 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF FANNIN STREET, A DISTANCE OF 250.04 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) AND SAID SOUTHEASTERLY R.O.W. LINE OF FANNIN STREET FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 251.87 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHWESTERLY R.O.W. LINE OF SAID SAN JACINTO STREET AND THE SOUTHWESTERLY R.O.W. OF SAID DALLAS AVENUE FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF SAN JACINTO STREET, A DISTANCE OF 125.02 FEET TO AN "X" CUT SET FOR THE EASTERLY CORNER OF SAID 0.362 ACRE TRACT AND THE MOST EASTERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 125.93 FEET TO THE NORTHERLY CORNER OF SAID 0.362 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.0843 ACRES OR 47,233 SQUARE FEET OF LAND

### TRACT III

A TRACT OR PARCEL CONTAINING 1.4558 ACRES OR 63,413 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING ALL OF BLOCK 274, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.4563 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 370.33 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET AND THE NORTHWESTERLY R.O.W. LINE OF CAROLINE STREET (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) FOR THE

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SOUTHERLY CORNER OF SAID 1.4563 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 249.87 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET AND THE SOUTHEASTERLY R.O.W. LINE OF SAN JACINTO STREET (80' R.O.W.) FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF SAN JACINTO STREET, A DISTANCE OF 250.04 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID SOUTHEASTERLY R.O.W. LINE OF SAN JACINTO STREET AND THE SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 152.82 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 4.49 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, SOUTH 57 DEG. 09 MIN. 58 SEC. EAST, CONTINUING WITH SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 101.80 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE AND THE NORTHWESTERLY R.O.W. LINE OF SAID CAROLINE STREET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF CAROLINE STREET, A DISTANCE OF 104.56 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 4.75 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.4558 ACRES OR 63,413 SQUARE FEET OF LAND MORE OR LESS.

#### TRACT IV

A TRACT OR PARCEL CONTAINING 0.3614 ACRES OR 15,744 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS

COUNTY, TEXAS, BEING OUT OF BLOCK 273, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 0.362 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 700.20 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET, AND THE NORTHWESTERLY R.O.W. LINE OF SAN JACINTO STREET (80' R.O.W.) MARKING THE SOUTHERLY CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, CONTINUING WITH SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET FOR THE SOUTHERLY CORNER OF A CALLED 1.085 ACRE TRACT TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, DEPARTING SAID NORTHEASTERLY R.O.W. LINE, A DISTANCE OF 125.02 FEET TO THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET ON THE NORTHWESTERLY R.O.W. LINE OF SAID SAN JACINTO STREET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.3614 ACRES OR

15,744 SQUARE FEET OF LAND MORE OR LESS.

**TRACT V**

A TRACT OR PARCEL CONTAINING 1.4847 ACRES OR 64,672 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING ALL OF BLOCK 295, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND A STRIP OF LAND 6.3 FEET WIDE OUT OF POLK AVENUE AND BEING THAT SAME CALLED 1.4857 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120579018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 1032.07 FEET;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, A DISTANCE OF 33.70 FEET TO THE EASTERLY CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET, AND THE NORTHWESTERLY R.O.W. LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.); FROM WHICH A BUILDING CORNER BEARS FOR REFERENCE NORTH 29 DEG. 39 MIN. 32 SEC. EAST, 0.41 FEET;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET A DISTANCE OF 256.27 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET AND THE NORTHEASTERLY R.O.W. LINE OF CLAY AVENUE (80' R.O.W.) FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY

RP 095-65-0882

R.O.W. LINE OF CLAY AVENUE, A DISTANCE OF 252.37 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID NORTHEASTERLY R.O.W. LINE OF CLAY AVENUE AND THE SOUTHEASTERLY R.O.W. LINE OF MAIN STREET (90' R.O.W.) FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET, A DISTANCE OF 256.27 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET AND SAID SOUTHWESTERLY R.O.W. LINE OF POLK STREET FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A BUILDING CORNER BEARS FOR REFERENCE NORTH 32 DEG. 20 MIN. 37 SEC. EAST, 0.31 FEET

THENCE, SOUTH 57 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 252.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.4847 ACRES OR 64,672 SQUARE FEET OF LAND MORE OR LESS.

#### **TRACT VI**

The right to construct, use, occupy, operate, maintain and repair certain improvements granted by City of Houston, Texas Ordinance No. 2007-152 (hereinafter "Permit VI"), filed for record under Harris County Clerk's File No. 20070068573, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit VI.

#### **TRACT VII**

The right to construct, use, occupy, operate, maintain and repair one pedestrian bridge footing granted by the City of Houston Encroachment Permit No. 51511041 (hereinafter "Permit VII"), filed for record under Harris County Clerk's File No. 20070706549, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit VII.

#### **TRACT VIII**

The right to construct, use, occupy, operate, maintain and repair a 17' by 31' by 16' deep grease trap vault granted by the City of Houston Encroachment Permit No. 51511099 (hereinafter "Permit VIII"), filed for record under Harris County Clerk's File No. 20080414493, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit VIII.

2008-09-25 11:53 AM



**TRACT IX**

The right to use and occupy certain improvements granted by the City of Houston Encroachment Permit Nos. 51511013, 51511014, and 51511015 (hereinafter "Permit IX"), as evidenced by Assignment and Assumption of Permits filed for record under Harris County Clerk's File No. 20120376526, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit IX.

**TRACT X**

The right to construct, use, occupy, operate, maintain and repair pedestrian crosswalk pavers granted by the City of Houston Encroachment Permit Nos. 51511547 and 51511548 (hereinafter "Permit X"), as evidenced by City of Houston Permit for Use and Occupancy of Public Street Right of Way filed for record under Harris County Clerk's File No. 20130386256, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit X.

**TRACT XI**

The right to construct, use, occupy, operate, maintain and repair footings granted by the City of Houston Encroachment Permit No. 51511535 (hereinafter "Permit XI"), as evidenced by City of Houston Permit for Use and Occupancy of Public Street Right of Way filed for record under Harris County Clerk's File No. 20130386257, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit XI.

**TRACT XII**

The right to construct, use, occupy, operate, maintain and repair a patio and canopy granted by the City of Houston Encroachment Permit No. 51511751 (hereinafter "Permit XII"), as evidenced by City of Houston Permit for Use and Occupancy of Public Street Right of Way filed for record under Harris County Clerk's File No. 20150371010, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit XII.

REC-59-580 11

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.3681 ACRES OR 16,034 SQUARE FEET OF LAND SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 1.4728 ACRE TRACT OF LAND CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NO. 20120376523, ALSO BEING A PORTION OF BLOCK 272 OF SOUTH SIDE BUFFALO BAYOU (AN UNRECORDED SUBDIVISION), AND A PORTION OF A CALLED 0.3778 ACRE TRACT OF LAND DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. J898682, WITH SAID 0.3681 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

D

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 49) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 1032.07 FEET;

THENCE NORTH 32 DEG. 52 MIN. 00 SEC. EAST AT A DISTANCE OF 40.00 FEET PASSING THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID POLK AVENUE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY), CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FANNIN STREET FOR A TOTAL DISTANCE OF 168.80 FEET FOR AN ANGLE POINT;

THENCE NORTH 33 DEG. 29 MIN. 28 SEC. EAST ALONG, A DISTANCE OF 2.62 FEET TO AN "X" CUT SET FOR THE POINT OF BEGINNING AND SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

ER 063 - 38 - 1663

ER 063 - 38 - 1664

THENCE NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 126.59 FEET TO AN "X" CUT SET FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

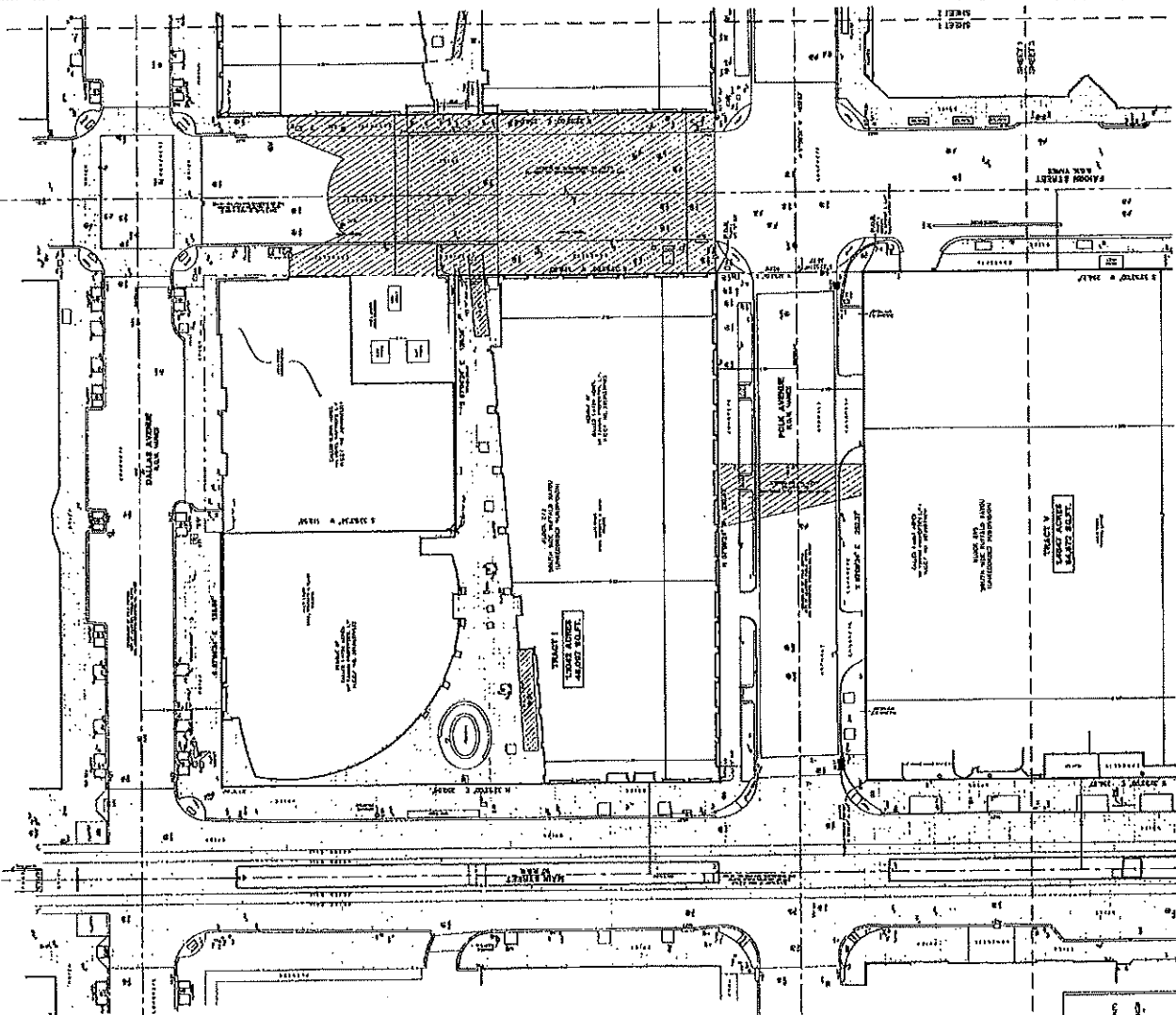
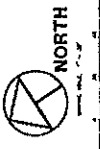
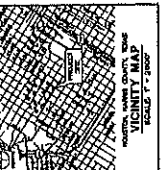
THENCE NORTH 32 DEG. 53 MIN. 36 SEC. EAST, A DISTANCE OF 118.55 FEET TO AN "X" CUT SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY);

THENCE SOUTH 57 DEG. 08 MIN. 24 SEC. EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 0.56 FEET TO AN "X" CUT SET FOR CORNER, FROM WHICH A FOUND "MAG" NAIL BEARS NORTH 38 DEG. 56 MIN. 18 SEC. EAST - 0.44 FEET;

THENCE NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 7.65 FEET TO AN "X" CUT SET FOR CORNER, FROM WHICH A FOUND "MAG" NAIL BEARS NORTH 34 DEG. 04 MIN. 23 SEC. EAST - 0.42 FEET;

THENCE SOUTH 56 DEG. 57 MIN. 36 SEC. EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 127.35 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF DALLAS AVENUE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FANNIN STREET, FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND "MAG" NAIL BEARS NORTH 28 DEG. 16 MIN. 24 SEC. EAST - 0.45 FEET;

THENCE SOUTH 33 DEG. 29 MIN. 28 SEC. WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FANNIN STREET, A DISTANCE OF 125.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.3681 ACRES OR 16,034 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 50072, PREPARED BY WINDROSE LAND SERVICES INC.



**TRACT I**  
 [Detailed text describing Tract I, including lot numbers and area specifications.]

**TRACT II**  
 [Detailed text describing Tract II, including lot numbers and area specifications.]

**TRACT III**  
 [Detailed text describing Tract III, including lot numbers and area specifications.]

**TRACT IV**  
 [Detailed text describing Tract IV, including lot numbers and area specifications.]

**TRACT V**  
 [Detailed text describing Tract V, including lot numbers and area specifications.]

**TRACT VI**  
 [Detailed text describing Tract VI, including lot numbers and area specifications.]

**TRACT VII**  
 [Detailed text describing Tract VII, including lot numbers and area specifications.]

**TRACT VIII**  
 [Detailed text describing Tract VIII, including lot numbers and area specifications.]

**TRACT IX**  
 [Detailed text describing Tract IX, including lot numbers and area specifications.]

**TRACT X**  
 [Detailed text describing Tract X, including lot numbers and area specifications.]

**TRACT XI**  
 [Detailed text describing Tract XI, including lot numbers and area specifications.]

**TRACT XII**  
 [Detailed text describing Tract XII, including lot numbers and area specifications.]

**LEGEND**  
 [List of symbols and their corresponding meanings for the site plan, such as 'Lot Area', 'Street Right-of-Way', etc.]

**LINE TABLE**

Line No.	Description	Width
1	Street	15'
2	Lot	Varies
3	Right-of-Way	Varies

**RECORD INFORMATION**

SEASIDE COUNTY, CALIFORNIA  
 LAND INFORMATION AGENCY  
 PANEL 88 OF 118  
 [Additional recording details]

MAP NUMBER: 88-100-001  
 MAP REVISION: 1  
 DATE REVISION: JANUARY 1, 2017

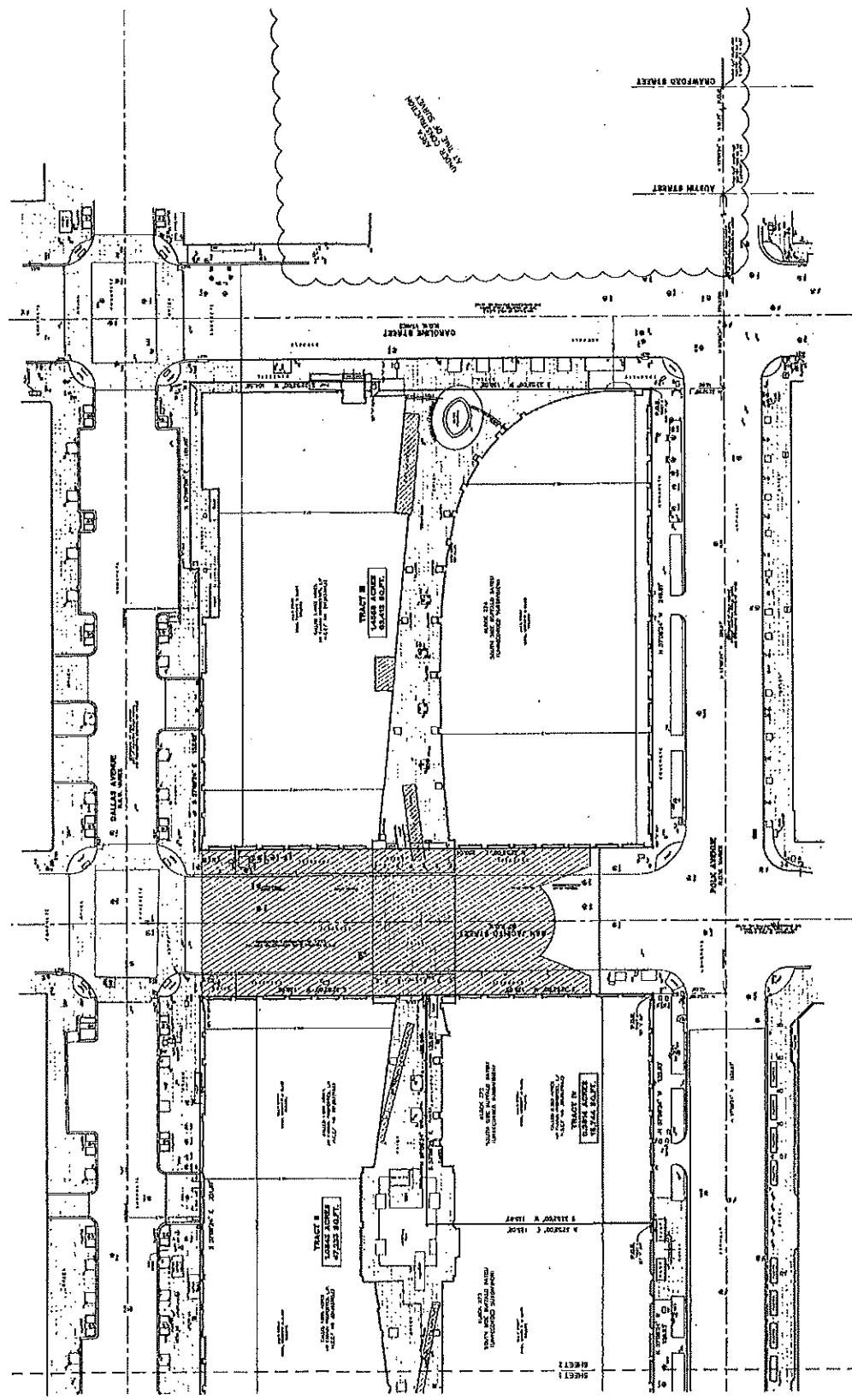
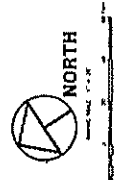
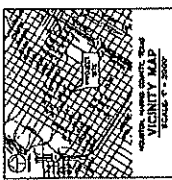
**WINDROSE**

STANDARD SURVEY OF  
 BLOCKS 272, 273, AND 274 OF  
 SEASIDE CITY, CALIFORNIA  
 PREPARED BY  
 JAMES J. WINDROSE, INC.  
 1000 W. 10TH ST., SUITE 100  
 SEASIDE, CALIFORNIA 92137

DATE: 1/1/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

**REVISIONS**

No.	Description	Date



LEGEND

- 1. Proposed Building Footprint
- 2. Proposed Parking Spaces
- 3. Proposed Driveways
- 4. Proposed Sidewalks
- 5. Proposed Streets
- 6. Proposed Utility Lines
- 7. Proposed Landscaping
- 8. Proposed Fencing
- 9. Proposed Signage
- 10. Proposed Other Features

**WINDROSE**  
 ARCHITECTURAL FIRM, L.P.  
 8001 WEST BURNING WOOD DRIVE  
 DALLAS, TEXAS 75225  
 PHONE: 972-336-1111  
 FAX: 972-336-1112  
 WWW.WINDROSEARCHITECTS.COM

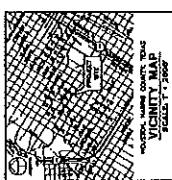
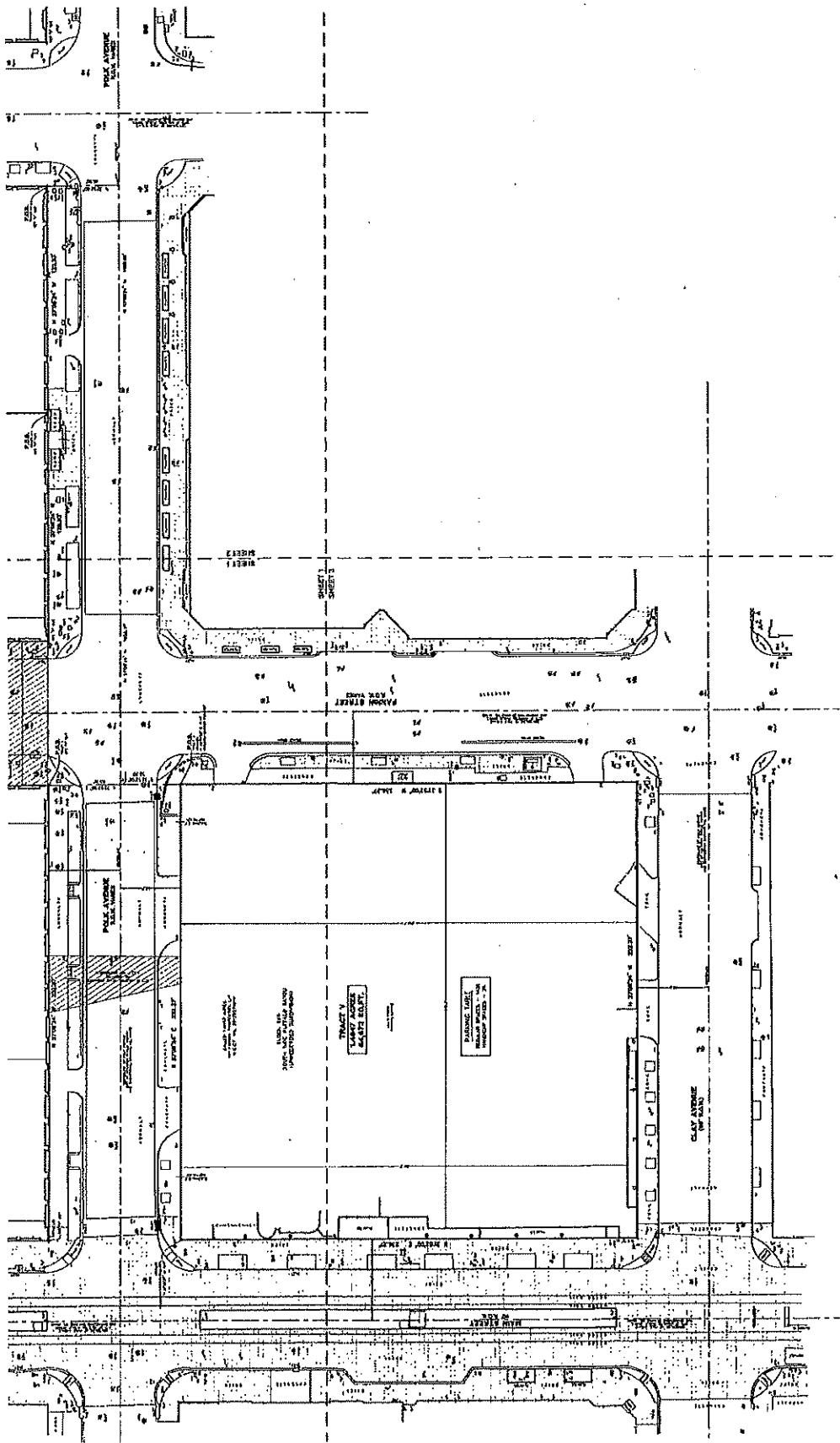
PROJECT NO. 2007-001  
 SHEET NO. 101 OF 101

LINE TABLE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/07
2	ISSUED FOR CONSTRUCTION	11/15/07
3	ISSUED FOR RECORD	12/15/07

REVISIONS

NO.	DESCRIPTION	DATE



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NO.	NAME	DATE
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5	...	...

**WINDROSE**  
 ARCHITECTURAL FIRM  
 1100 S. 21st St., Suite 101  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1100  
 Fax: (405) 521-1101  
 E-mail: windrose@windrose.com  
 Windrose is a registered professional architectural firm in the State of Oklahoma under License No. 4721.

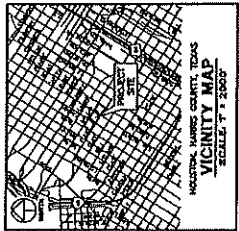
REVISIONS

NO.	DATE	DESCRIPTION

BLADE COUNTY  
 TITLE'S  
 WITH BORDERING LANDS  
 1000 N. 10th Street  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1100  
 Fax: (405) 521-1101  
 E-mail: blade@blade.com

MAP NUMBER: 425070909  
 MAP REVISION: JANUARY 1, 2011

FLOOD INFORMATION

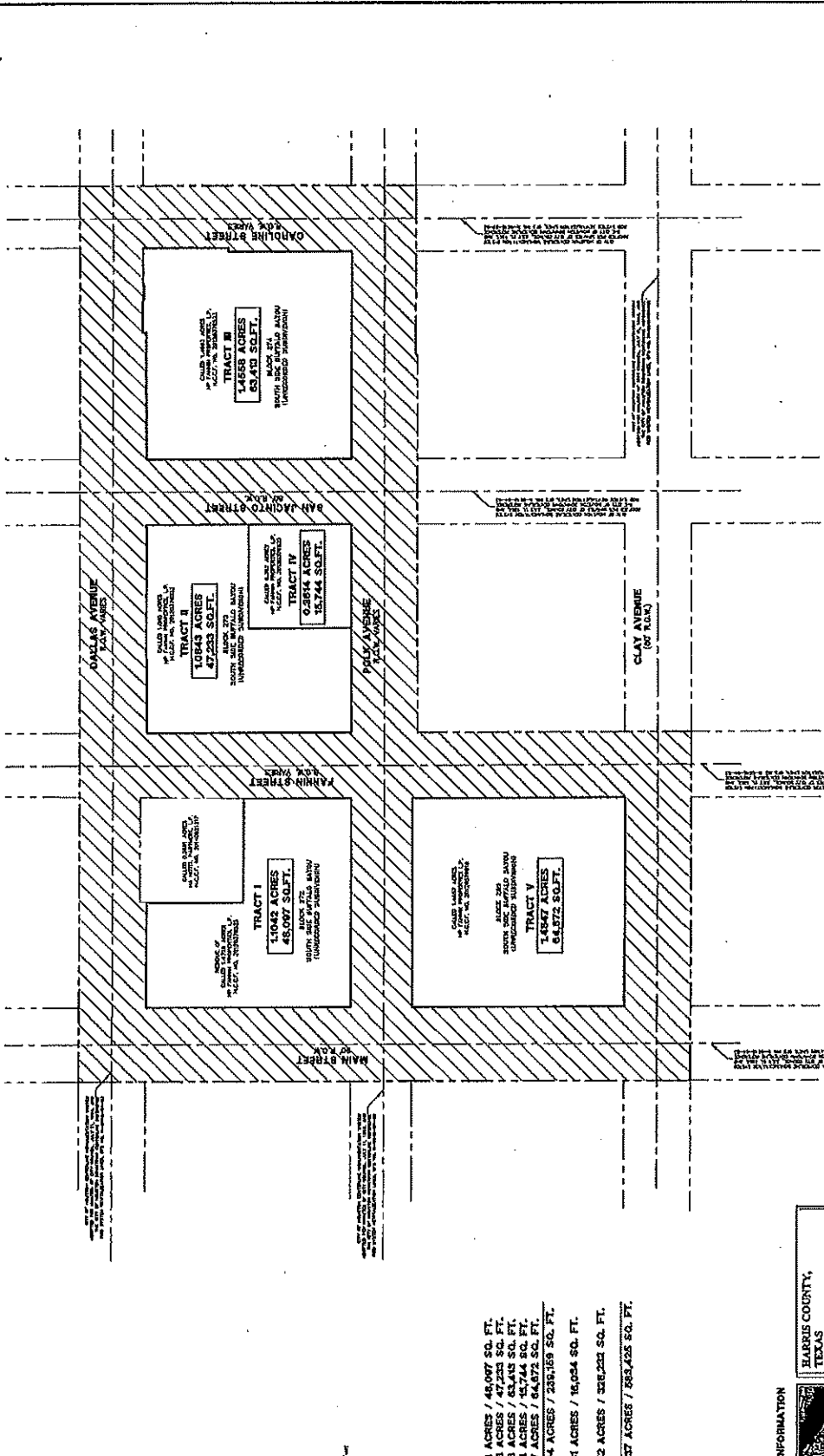


TRACT I - 11042 ACRES / 48,097 SQ. FT.  
 TRACT II - 10843 ACRES / 43,723 SQ. FT.  
 TRACT III - 14858 ACRES / 53,414 SQ. FT.  
 TRACT IV - 0.3894 ACRES / 15,744 SQ. FT.  
 TRACT V - 14947 ACRES / 64,872 SQ. FT.  
 TOTAL TRACTS - 64904 ACRES / 235,159 SQ. FT.

HA HOTEL PARTNERS TRACT - 0.3894 ACRES / 15,744 SQ. FT.

R.O.W - 7.5332 ACRES / 328,221 SQ. FT.

TOTAL ACRES - 65,237 ACRES / 283,435 SQ. FT.



**WINDROSE**  
 LAND SURVEYING & PLATTING  
 1111 HICKORY DRIVE, SUITE 100, DALLAS, TEXAS 75219  
 PHONE: (214) 343-1111  
 FAX: (214) 343-1112  
 www.windrose.com

STATE OF TEXAS  
 COUNTY OF HARRIS  
 JAMES S. HOLMAN, SURVEYOR, ABSTRACT NO. 323  
 HARRIS COUNTY, TEXAS

13,397 AC. / 582,625 SQ. FT.  
 BLOCKS 272, 273, 274 AND 295 OF  
 SOUTH SIDE BUFFALO BAYOU  
 (UNRECORDED SUBDIVISION)

DATE: 01-07-2017  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 SCALE: AS SHOWN

REFERENCES	
DATE	BY
01-07-2017	[blank]
DRAWN BY	CHECKED BY
[blank]	[blank]
SCALE	SCALE
AS SHOWN	AS SHOWN

THIS MAP WAS PREPARED BY WINDROSE LAND SURVEYING & PLATTING, INC. FOR THE CITY OF DALLAS. THE CITY OF DALLAS HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DALLAS ORDINANCES AND REGULATIONS. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THIS MAP OR THE INFORMATION CONTAINED THEREON.

HARRIS COUNTY,  
 TEXAS  
 PANEL 60 OF 1181  
 (SEE MAP INDEX FOR PANELETS INCL. MAPS)

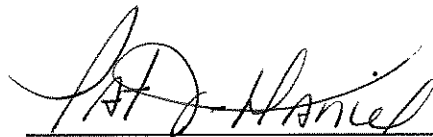
MAP NUMBER  
 42211CISUN  
 MAP REVISED  
 JANUARY 6, 2017

City of  
 Houston  
 480-756

Map of Harris County, Texas, showing the location of the project area within the city of Houston. The map includes major streets and labels the project area as 'HA HOTEL PARTNERS TRACT'.

I, PAT J. DANIEL, Assistant City Secretary of the City of Houston, Texas, do hereby certify that the within and foregoing is a true and correct copy of Ordinance 2019-183 passed and adopted by the City Council of said City on the 27th day of March, 2019, as the same appears in the records in my office.

WITNESS my hand and the Seal of said City this 17th day of April, 2019.

A handwritten signature in cursive script, appearing to read "Pat J. Daniel", written over a horizontal line.

Pat J. Daniel  
Assistant City Secretary